

EAST MANCHESTER TOWNSHIP
Board of Supervisors
October 14, 2014

Present: Chairman Steven H. Gross, Jr., Vice-Chairman David L. Naylor, Supervisor Barry E. Rudisill, Attorney Andrew Miller, Dave Gentzler, Manager/Secretary/Treasurer, Engineer Byron Trout, Zoning Officer Kristie Taylor, Recording Secretary, and 31 citizens.

At a regular meeting held at the township building, Chairman Steven H. Gross, Jr. called the meeting to order at 7:00 p.m.

The Pledge of Allegiance was given to the Flag of the United States of America.

Chairman Gross disclosed that since the meeting on September 9, 2014, the Board did not meet nor conduct any business.

Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to approve the minutes of the meeting of September 9, 2014. All members voted aye; motion carried.

Public Comments

None at this time.

Special Request

Request for 3535 North Sherman Street Extended to be rezoned from R-1 to Village and Agricultural. Ms. Taylor gave the uses permitted.

This property was properly posted on 10/6/14; notices were mailed 10/11. The East Manchester Township Planning Commission, at its meeting held on 9/23, recommended approval of the request to rezone part of the property to Village but recommended *denial* of the request to rezone another part to Agricultural. The YCPC, in its comment letter dated 8/26/14, did not recommend the rezoning to Village or Ag, partly because the parcel is in an area identified in the Comp Plan as a growth area. The following public hearing was advertised properly. The ordinance was also advertised for action.

A public hearing was convened on the rezoning request. Jim Barnes of Holley Associates, on behalf of JJ Four, explained the rezoning request. The applicant has a contract to transfer the lands to continue to be farmed. Village request—currently limited to small lots with limited access. Rezoning would provide greater lot size and better access. Mr. Barnes addressed the YCPC comments, noting the location of the existing public sewer lines.

From the audience, and Kenneth Anderson lives next to the larger tract to be rezoned to Ag. His question was, if the property is to be farmed, why rezone it to Ag? Mr. Barnes noted that it would be an extension of the Ag preservation area.

James Craft, also representing JJ Four, answered, explaining that this is a way to indicate that the land will remain in farmland. The EMT Planning Commission recommended this as a way for the applicants to convey their intentions.

Wanda Hoke, Codorus Furnace Road, asked what the intent was for the Village Zone. Blaine Rentzel, Chairman of the Planning Commission, answered her question.

Joyce Brodbeck, Sherman Street, asked if there's a contract on the property. Yes, the Ag portion. Any interest expressed in the Village Zone for specific uses? Her main concern was for the traffic and storm

water runoff. Mr. Gentzler noted that any permitted use of that property would need to go through the official land development plan process and comply with today's stringent storm water requirements. Another resident from Codorus Furnace Road, had concerns about increased traffic as well. He urged the Board members to continue to follow its Comp Plan.

Matt Inch, lives near Wanda, had traffic concerns, noting that it's difficult enough now to pull out of his driveway.

Wanda spoke again, voicing concerns about traffic improvements. Joyce spoke again, asking about the process that is required to have a Village permitted use.

A resident asked about the Clean and Green program and how it works when a property is removed from the program.

Public hearing closed at 7:30 p.m. No further testimony will be heard.

Motion by Supervisor Rudisill, second by Chairman Gross, to *table* this request until the next meeting. Discussion followed. Mr. Rudisill and Mr. Naylor differed in their opinions. Mr. Naylor is not in favor of either rezoning request. He especially doesn't see the need to rezone to Ag. Mr. Gross is in favor of both requests, to ensure that the farmland can be preserved. It can't be preserved unless it's zoned Agricultural. He also feels that the only way to get some road improvements at the bad intersection is to permit the rezoning to Village. Discussion on the Motion: Mr. Gross understands the reasoning behind keeping the R-1 zone the same. Mr. Rudisill noted that the Comp Plan is over ten years old. The comment was made that Starview will never be the same. [No vote on this motion]
First motion rescinded by Supervisor Rudisill.

Motion by Supervisor Rudisill, second by Chairman Gross, to approve the request by JJ Four to rezone to Village and to keep the other parcel in the R-1 zone. Two members voted aye; Vice Chairman Naylor opposed. Motion carried.

Motion by Chairman Gross, second by Supervisor Rudisill, to re-advertise the ordinance to indicate the rezoning of the parcel to Village. All members voted aye; motion carried.

**Emergency Services Report –
Fire Chief's Report
EMS 91 Run Cards
Eagle Fire Company Report**

Special Request

Emergency Management Coordinator/Nixel

Mr. Staub presented information on the Nixel program, at a cost of \$1500 per year. Mt. Wolf, Manchester Borough, and East Manchester Township will all participate. The police department is also interested. It is uncertain whether or not the Sewer Authority and both fire departments are interested. The Board members felt that it would be unfair to ask the police and fire departments to chip in for the cost. The members feel that \$500 would be an appropriate amount for the Township to contribute. The municipalities should bear this expense, and the Sewer Authority and police and fire departments would have access to the system/information. **Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to authorize the Solicitor to draft the appropriate paperwork AND to**

authorize Mr. Gentzler to write the check. All members voted aye; motion carried.

Chairman Gross feels that it would be a good idea to be able to track the use of this system by residents and municipalities over the year to see how popular it is. Chairman Gross thanked Mr. Staub for being the Township's EMS coordinator.

Request to Adopt Bartlett Drive – Mr. Trout hasn't had a chance to do all the prep work for the adoption. This request will be tabled until next month to permit Mr. Trout to review. The paperwork includes Espresso Way, as well. Mr. Trout is not in favor of considering Canal Road for adoption just yet. This street surface has not seen a full winter yet.

Rolling Meadows Community Mailboxes – Mr. Gentzler spoke to Postmaster to discern if this is a requirement or a request. From the audience, Lorraine Gillespie the postmaster of Manchester spoke, noting that it's a request. She is requesting that there are two groups of community mailboxes. Mr. Gross asked if this is a new policy, a new request that we'll be seeing more of in the future (yes). It was noted that locating the mailboxes at the community center in the development might not be a good idea in the summertime, what with all the youth coming and going into the building to use the pool. Ms. Taylor noted that, according to the USPS' own code, the Township does not have to allow this request, because it was not addressed early on in the LDP process. Mr. Gentzler noted that the developer does not want these community mailboxes, partly because of traffic concerns and the location. Mr. Rudisill feels that the mailboxes need to be off the street, to prevent the motorists from lining up at the curbs to collect the mail. Would this group of mailboxes require its own lot? How about locating it to the common area? Maybe so, but Mr. Gentzler said that the developer doesn't want the mailboxes to be located in the common area. This request should have been included in the plan at the land development stage in 2006. Now the LDP would need to be revised, as would the homeowner's association documents. The Board's position now is that the developer will not be required to do this mailbox project at this late stage in the game. Any new developments will need to address the mailbox issue early in the LDP process. The postmaster will contact her district office and will report back to the Township.

Correspondence

NYCSA/Park Street

Solicitor's report – Attorney Andrew Miller

Chairman Gross recused himself from the meeting at this point; Vice Chairman Naylor handled the meeting. Mr. Miller noted that there is one item outstanding on the North York Development Company plan. The developer has requested to be required to add only ten percent for the cost of the streets. Attorney Miller and Mr. Trout have no problem with that request. The amount for this modified surety would be \$3,861,566.74. **Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to approve Resolution 2014-12, authorizing approval of all agreements with Council Trust, and to authorize Mr. Gentzler to execute all agreements. All members voted aye; motion carried.**

Mr. Trout noted some of the changes that were made to the LDP and a few small items that were still outstanding. Chairman Gross resumed control of the meeting.

- Subdivision and Land Development Ordinance Amendments -- do the Board members want to make any changes to the ordinance amendments to include pipeline references? Discussion was held on the necessity of a LDP for a pipeline and when this might happen. **Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to resubmit the ordinance amendments to the EMT Planning Commission for a final review and advertise the document for adoption in December. All members voted aye; motion carried.**
- York County Solid Waste Authority Request for amendment to Agreement – **Motion by Vice**

Chairman Naylor, second by Supervisor Rudisill, to approve the amendment to the Agreement with YCSWA. All members voted aye; motion carried.

Mr. Miller requested an Executive Session following tonight's meeting.

Engineer's report – Byron Trout

Inspections – enforcement actions underway; to be discussed in the Executive Session.

Plan reviews

Correspondence

Secretary/Treasurer/Manager's report – Dave Gentzler

Sewer Authority – no discussion on the minutes.

Recreation Board – the majority of the Supervisors will meet with the Rec Board on December 3 at 7 p.m.

Zoning Officer – question from Supervisor Rudisill about the property in Saginaw. There will be an interior inspection on Tuesday, with a police officer present with Ms. Taylor. Chairman Gross noted from Ms. Taylor's report that the tension between the two fire departments is affecting her ability to do her job. This is a concern for Chairman Gross.

Public Works Director – no questions or discussion.

Fire Company Workers Compensation insurance – **Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to authorize the Township to pay the workers compensation bills for 2013, giving \$11,332.5 to Manchester Borough and \$8,554 to Mt. Wolf Borough. All members voted aye; motion carried.** It was noted that this amount will be covered in the 2014 budget.

Motion by Chairman Gross, second by Vice Chairman Naylor, to send \$30,000 to Mt. Wolf and \$30,000 to Manchester and to release equipment funds of \$13,000 to each; delete the insurance line from the budget. All members voted aye; motion carried.

Volunteer Fire Relief Distribution – \$57,317.42 received. **Motion by Chairman Gross, second by Supervisor Rudisill, to distribute \$37,317.42 to Manchester and the balance of \$20,000 to Mt Wolf. All members voted aye; motion carried.**

Motion by Chairman Gross, second by Supervisor Rudisill, to give the senior center \$2,500. All members voted aye; motion carried.

SPCA Contract – no discussion at this time.

York County Convention – Any interested parties who would like to attend the York County Convention on November 13 should let Mr. Gentzler know before the end of October.

Land Development/Subdivision –

Nothing at this time.

Supervisor's comments

Vice Chairman David L. Naylor – none at this time.

Supervisor Barry E. Rudisill – in answer to a question by Supervisor Rudisill, Mr. Gentzler reported that the dump truck sold for \$8300. How about the monumentation for the JJ Four property?

Chairman Steven H. Gross, Jr. – none at this time.

The budget workshop will be October 22, the regularly scheduled second Supervisors' meeting of the month.

The meeting recessed to an Executive Session at 9:25 p.m.

Motion by Chairman Gross, second by Vice Chairman Naylor, to pay the bills as presented. All members voted aye; motion carried.

Motion by Chairman Gross, second by Supervisor Rudisill, to adjourn. All members voted aye; motion carried. The meeting adjourned at 10:10p.m.

Respectfully submitted,

Dave Gentzler
Secretary/Treasurer/Manager

Julie B. Maher,
Recording Secretary