

EAST MANCHESTER TOWNSHIP

Board of Supervisors

December 8, 2015

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 Masemer, Recording Secretary, and 22 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 of November 10, 2015, the Board neither met nor conducted any business.

Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to approve the minutes of the meeting of November 10, 2015. All members voted aye; motion carried.

Public Comments

Bill Davis had a question about the minutes that were on the website; evidently it's not quite up to date. Mr. Gentzler will address the problem.

Emergency Services Report

Fire Chief's Report – no questions or comments. Jason ? added comments to the Mt. Wolf report. A successful joint event was held recently. Of particular note, a firefighter goes to Otterbein School each month to read to the children. He also noted that each time the fire whistle blows, the children say a prayer for the firefighters, which certainly touched him.

Box Alarm Updates – nothing discussed.

Special Request

Greg Cauller – Northeastern High School – 5K run – letter of request submitted. For this run, no roads will be closed. **Motion by Vice Chairman Naylor, second by Chairman Gross, to approve the request by York Roadrunners. All members voted aye; motion carried.**

Anderson driveway slope waiver – Lee Martin, Zimmerman Homes, requested a waiver of the permitted slope of the driveway. This driveway is quite long and goes over the permitted slope at a few spots, particularly where it enters Forge Hill Road. **Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to grant the waiver as requested. All members voted aye; motion carried.**

Mr. Naylor feels that perhaps the ordinance requirements relating to driveway slopes should be re-examined.

Correspondence

Comcast – price changes—information only

Solicitor's report – Attorney Andrew Miller

- Floodplain Management Ordinance Amendments – also included with this advertisement is the amending of the definition of “junked or abandoned vehicles” per request by Mrs. Masemer, Zoning Officer. **Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to adopt Ordinance 2015-6, as presented and advertised. All members voted aye; motion carried.**

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- **Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to adopt Resolution 2015-15, appointing the Zoning Officer as the Floodplain Administrator, and appointing Pete Shilling as the alternate. All members voted aye; motion carried.**
- SALDO Ordinance Amendments – nothing discussed

Engineer's report – Byron Trout

Inspections

Plan reviews

Correspondence

MS4 and Chesapeake Bay plans

Kinsley side of Zion's View retention basin – should that be retaining water at this point? Yes.

Secretary/Treasurer/Manager's report – Dave Gentzler

Sewer Authority – Mr. Klinedinst reported that there was a major break in the sewer line, which has since been fixed. Only two water shut-offs (in the boroughs) from the list. Still working on agreements with corporations to ensure that the companies are paying the proper amounts.

Recreation Board – no questions or comments.

Zoning Officer – no questions or comments. Mrs. Masemer added that Orchard Business Park is withdrawing its subdivision plan, but she has not received a formal letter of withdrawal yet.

Public Works Director – leaf collection finished! New pickup truck is in the garage. Prepared for snow removal.

Adopt 2016 Budget – a few adjustments are required, per Mr. Gentzler's recommendation. The Board can make adjustments of up to 10% without re-advertising it. **Motion by Chairman Gross, second by Supervisor Rudisill, to adopt a revised Budget for 2016 increasing 107,000, (Cash-Pligit), 10%, from \$900,000.00 to \$990,000.00, all members voted aye; motion carried.**

SPCA 2016 Animal Care and Housing Agreement – **Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to approve the 2016 Animal Care and Housing Agreement with the SPCA, at a cost of \$3,632. All members voted aye; motion carried.**

Mt. Wolf Fire Company Workman's Compensation Insurance Invoice – **Motion by Chairman Gross, second by Vice Chairman Naylor, to approve payment of the Mt. Wolf Fire Company's Workman's Compensation Insurance for 72% of the \$13,830 total, with the understanding and condition that the Boroughs pay 25% of the ambulance club's bill. All members voted aye; motion carried.**

Building Addition sketch plan – Mr. Gentzler feels that a master plan for the entire facility would be a good idea to show what the future could hold for this building and grounds. **Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to approve the hiring of LSC to assist the Township staff to develop a master plan for the entire Township facility, at a cost NTE \$11,000. All members voted aye; motion carried.**

Motion by Chairman Gross, second by Supervisor Rudisill, to approve Resolution 2015-16, transferring \$10,000 from Account #01.430.140(Highway Salaries) to 01.437.000(Repairs of tools and machinery), AND, \$5000.00 from 01.452.290(Dauberton Park) to #01.452.290(PPL Park). All members voted aye; motion carried.

Mr. Gentzler requested an Executive Session following tonight's meeting to discuss employee matters.

Land Development/Subdivision –

Robert Rentzel – Subdivision Plan

Patti Fisher, James Holley Associates, was present on this plan. Waivers are requested for the following sections: 208-46.B, street design; 208-46.C.2, cul-de-sac; 208-47.A, curbing; 208-47.B, December 8, 2015 Note: At the March 8, 2016 Township Meeting, The Board of Supervisors striking "Plan of Brunner Island and replacing it with "475 Shady Lane." Dave Gentzler, Secretary

sidewalks. **Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to grant the waivers outlined above as requested. All members voted aye; motion carried.**

Monuments have been installed; Mr. Trout will check tomorrow. Signed plans were presented tonight. Deed of Dedication presented; Attorney Miller approved.

Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to approve the Subdivision Plan of Robert Rentzel contingent upon a satisfactory report from Mr. Trout following his inspection of the monuments. All members voted aye; motion carried.

Brunner Island Gas Company – Firing Project Land Development Plan

Heath Kearney, STD Energy Services, was present on behalf of the applicant. This plan was originally dated May 29, 2015; revised November 16, 2015. Six waivers requested:

Driveway slope to be permitted at 11% for minimum-use driveway;

Section 208-44.D and 208-44.E, Grading of driveway side slope; they can't make it 3:1

Grading on meter station setback

Preliminary plan

The Planning Commission recommended approval of each of the above waivers. Mr. Trout has no problem with the waiver requests, should the Board decide to grant them.

Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to approve the four waivers above as presented. Motion withdrawn.

Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to approve the waiver requests by Brunner Island Gas Company for the following sections: 208-57, driveway slope; 208-44.D and 208-44.E, grading for driveway side slopes and proposed meter station; 208.44.F, grading on the proposed meter station is not set back from the property line the appropriate distance; 208.21.A, preliminary plan; and 208-46.B, street design improvements. All members voted aye; motion carried.

Mr. Gentzler noted that the added construction activity would result in damage to Jerusalem School Road; a representative met with Mr. Gentzler and stated that the applicant would make some changes to alleviate those concerns. It might be wise to delay granting this waiver until the project is farther along, although the applicants hope that the Board might make a condition approval of this plan tonight.

Mr. Miller suggested to grant the waiver with modifications, conditioned upon all outstanding items being satisfactorily addressed, AND the applicant making the agreed-upon modifications, AND the applicants' videotaping the roads as proposed. Proposed modifications include installing riprap along Jerusalem School Road, as included in the developer's agreement, and repairing the roads following the project.

Outstanding items: developer's agreement; surety; stormwater management approval; and from the YCPC comments, erosion and sedimentation control plan approval; and proof that all permits and approvals are obtained and so noted on the plan. **Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to approve the Final Subdivision Plan of Brunner Island, LLC, subject to the satisfactory resolution of the following items referred to above: developer's agreement; surety; stormwater management approval; permits/approvals, sedimentation and erosion control plan approval. All members voted aye; motion carried.**

From the audience, Joel Klinedinst asked how this line will cross Saginaw Road. Mr. Kearney explained.

Historic Shady Lane -- Land Development plan

Adam Anderson, Site Design Concepts, was present on behalf of the applicant. This plan was December 8, 2015 Note: At the March 8, 2016 Township Meeting, The Board of Supervisors striking "Plan of Brunner Island and replacing it with "475 Shady Lane." Dave Gentzler, Secretary

originally dated February 4, 2015; last revised November 16, 2015.

The following waivers are requested:

Section 208-21.A, preliminary plan;

Section 208-47.B, widening of cartway and ROW to 34', to be permitted to pave the existing cartway, which currently varies in width from 9' at the bridge to 15'. If required, they propose widening to 18'.

Section 208-47, curbing and sidewalks

Section 208-49.B, rec fees

Section 208-54, street construction to Township specifications

Discussion was held on the waiver requests. Mr. Trout feels that 18' will be adequate for passing two vehicles if necessary. The six-month note on the plan is not compliant with the Township's typical note of this type. If the Township calls the six-month note in, the applicant will widen the road to 18', not to the usual Township requirement. Mieke Driscoll was also present on this plan, reminding the board members that the speed limit is 25 mph, although there are other signs that suggest 15'. Proposed stormwater adjustments should be adequate, per Mr. Trout. Mr. Gentzler confirmed that the applicant is requesting a waiver of the street construction specifications; is this satisfactory for the Board members? Mr. Rudisill feels that the applicant should comply with the Township road construction specs. The applicants are proposing to use the base that is there now. The item of caution is how can it be known how deep the current base is, and whether or not it's suitable to be built upon.

Ms. Driscoll noted that the applicants still would like the Township to abandon the road, and it's likely that this road will be connected to Manchester Township eventually, and this might be a moot point. Mr. Gentzler feels that the township can come up with a satisfactory agreement to compromise with the applicants.

Mr. Naylor is not comfortable with Note 23. If the Board decides that the road must be widened in some way, Note 23 will be moot and disregarded. Now, Note 23 is on the plan in anticipation that the road will not be widened at all.

If the Board is not comfortable waiting to see what happens in the future with this road, would they approve widening the road to only 16' not 18', to match the existing cartway? Mr. Rudisill feels that 18' is the minimum required to pass two vehicles safely.

Motion by Supervisor Rudisill, second by Chairman Gross, to approve the waivers for preliminary plan, rec fees, noting that the applicant should use the Township's standard six-month note for curbs and sidewalks. All members voted aye; motion carried.

How about the other two waivers? Cartway at 18'? Likely. Construction specs to be compromised. [Action on these waivers was taken later in the discussion.]

Parking was discussed. They are proposing a pervious parking area until such time as the property is no longer subject to a conservation easement. If that happens, the applicant will install a paved, impervious parking area.

It appears that all outstanding items, save the developer's agreement and surety, have been addressed to the Township's satisfaction. Mrs. Masemer and Mr. Trout commented that the sight distance table should be revised to reflect the actual posted speed limit of 25 mph. Will do.

Motion by Supervisor Rudisill, second by Chairman Gross, to approve the waiver of the street improvements, with modification of the waiver request for Section 208-54, street construction specifications; and Section 208-46.B, modified as follows: the road must be increased to 18' wide, with modification being made to the base as specified by the Manager and Engineer in the developer's agreement. All members voted aye; motion carried.

Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to approve the Final Subdivision Plan of Brunner Island, 475 Shady Lane LLC, subject to the satisfactory resolution of the following items: incorporation of the Noise Control Plan; developer's agreement; surety; removal of Note 23; and sight distance table adjustments. All members voted aye; motion carried.

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Supervisor's comments

Vice Chairman David L. Naylor – no comments

Supervisor Barry E. Rudisill – Musser park screening? Still in progress.

Chairman Steven H. Gross, Jr. – good job on the leaf collection this year.

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 *recess* to an Executive Session to discuss personnel matters. All members voted aye; motion carried. The meeting recessed at 9:17 p.m.

The meeting reconvened at 9:45pm. **Motion by Chairman Gross, second by Supervisor Rudisill, to adjourn. All members voted aye; motion carried.** The meeting adjourned at 9:47p.m.
Respectfully submitted,

Dave Gentzler
Secretary/Treasurer/Manager

Julie B. Maher,
Recording Secretary