

**EAST MANCHESTER TOWNSHIP
BOARD OF SUPERVISORS
APRIL 13, 2011**

Present: Chairman Steven H. Gross, Jr., Vice-Chairman David L. Naylor, Supervisor Barry E. Rudisill, Attorney Andrew Miller, Engineer Byron Trout, Secretary/Treasurer/Public Works Director Dave Gentzler, and Zoning & Codes Enforcement Officer Katrina Rife

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

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

Steven H. Gross, Jr. disclosed that since March 8th meeting, the Board met on April 6th for personnel issues with no action taken.

The minutes of 3/8/11 were accepted per motion from David L. Naylor with a correction to Dave Bloss, not Jeff Bloss under public comment. Motion seconded by Barry E. Rudisill and carried unanimously.

Bid Award – A motion from Steven H. Gross, Jr. to award the following contracts based upon low bid, was seconded by Barry E. Rudisill and carried unanimously:

- Mowing, 25 occasions in season – Sanger & Son
- Stone – Codorus Stone & Supply
- Equipment – Emory Peters
- Road Widener and Milling Machine - Wilson Paving
- Poly Patch, Seal Coat, and Micro Surface – Stewart & Tate
- Super Pave – Bituminous

There were no questions on bids.

Public Comment

Ken Dunbar explained the Recreation committee's Capital fund request for equipment (slide, bench, trash receptacles) The \$6,022.00 total proposal will be split 50/50 between Township and Manchester Borough for a cost of \$3,011.00 each. TABLE till May

Joel Klinedinst commented on Saginaw Park. There are still vehicles accessing the park from Market Street causing damage. Consider a guiderail along Market Street to prohibit access; a wooden-type would be more aesthetically pleasing.

Subdivision / Land Development

Wellspan Medical Facility - David Koratich presented a final land development for a one level 222,524 sf facility on 3.5 acres at 235 Rosedale Drive in a AO zone served by public sewer and water. Drawing #2010.0143.01 dated 10/18/10 revision 5 dated 3/29/11 with waiver requests.

There was discussion on a 6-month note on a previous plan for the Wheatlyn Professional Center for the curb, sidewalk, and street widening. A 25' right-of-way has been dedicated on that plan.

The 3/23/11 Planning Commission action report was reviewed.

per Gordon L. Brown & Associates, Inc. letter of 3/10/11:

The following comments relate to the Township Subdivision and Land Development Ordinance:

2. The following information should be provided on or with the plan:
 - A. Sewer Authority representative signature (s.208-34.B.21). OPEN
 - B. Erosion and Sediment Control Plan approval by the York County Soil Conservation District (s.208-34.C.9). OPEN
 - C. Surety (s.208-34.C.13). OPEN – to be posted
 - D. Updated owner's signatures (s.208-34.B.17). -ok
3. Stormwater Management Plan comments will be provided by separate letter (s.208.34.C.10). OPEN for the \$4,400.00 fee
5. The stormwater pipe on the north side of the building should be relocated to be fully within the easement and away from the proposed trees. – add note to plan giving additional easement rights for maintenance due to closeness of pipe to edge of easement - ok

.per York County Planning Commission letter of 12/20/10:

These comments refer to the East Manchester Township Subdivision and Land Development Ordinance:

5. The following information should be shown on or provided with the plan:
 - C. Any required E&S control plan approval by the County Conservation District (s.6.1.1.C.1.i). OPEN

Planning Commission comments:

- Curbing and handicap ramp details to match Township Material and Construction specifications -ok
- Stormwater management regarding water quality assurance – need a note on plan for pavement sweeping after construction on a regular basis -ok

Planning Commission recommendation to consider granting the requested waivers:

- SALDO 208.21 – preliminary plan
- SALDO 208.46B Street design – widening to 17' from centerline of Rosedale; request to match existing 13' from center
- SALDO 208.46B Street design and 208.47 Curbs and sidewalks – right-of-way and widening to 17' from centerline for Sunset Drive and improvement of curbs and sidewalks along Sunset Drive; request to remain as is
- SWMO 199.15X 18" minimum pipe diameter – request for 12" to tie into existing 12"
- C&MS A260b street grading – slant curb; request vertical curb

After discussion and deliberation with consideration of prior comments and recommendations from township staff, Planning Commission, Township Engineer, York County Planning Commission, Sewer Authority, and public as well as applicant and/or applicant's representatives, a motion by Barry E. Rudisill to grant approval subject to the following conditions:

- The applicant/owner shall obtain Erosion and Sedimentation Control Plan approval from the York County Conservation District and submit copies of the approved plan to the Township in accordance with EMT Code § 208-34(C)(9).
- The applicant/owner shall post surety for site improvements in accordance with EMT Code § 208-34(C)(13)(b).
- The applicant/owner shall obtain stormwater management plan approval from the Township Engineer; submit copies of the approved stormwater management plan to the Township in accordance with EMT Code § 208-34(C)(10) and the Township Stormwater Management Ordinance; and pay stormwater maintenance fee fund in the amount of \$4,400.00.
- The applicant shall provide for curbs and sidewalk on applicant/owners side of Rosedale Drive in accordance with EMT Code § 208-47(B)(2)(c) and (d); applicant/owner to be responsible for full overlay of Rosedale Drive.

The following waivers were also granted within the motion:

- The requirement to submit a preliminary plan is waived in accordance with EMT Code § 208-21(A).
- The waiver request of curb and sidewalk requirements along Sunset Drive under EMT Code § 208-47, and EMT Code § 203-16(A) and street widening under EMT Code § 208-46(B) is granted with the following modification: The applicant/owner will include a note on the plans that curbs and sidewalks shall be installed by the owner of the property within six-months of receiving notice from the Township in accordance with EMT Code § 203-16(B).
- Applicant/owner is granted a waiver of 18" minimum pipe diameter required by EMT Code § 199-15(X) in order to allow a pipe with 12" diameter to be utilized and tied into an existing 12" pipe.
- Applicant/owner is granted a waiver under the Construction and Material Specifications A260b of the Township to install vertical curb in place of slant curb.

After additional discussion on the street width, curb, and sidewalks for Rosedale, the motion was amended to add that responsibility for full overlayment of Rosedale Drive and the requested waiver of curb and sidewalk and street widening on Rosedale Drive was denied due to a lack of hardship. Motion seconded by David L. Naylor and carried unanimously.

Steven H. Gross, Jr. motioned authorization to call the 6-month note for the existing Wheatlyn Professional Center and to permit modification of the Commercial specifications for the 5' wide sidewalk with a 4' wide grass strip to Residential specifications of 4' wide sidewalk with a 2' wide grass strip only for the side of the existing facility. Motion seconded by Barry E. Rudisill and carried unanimously.

Manor Village preliminary subdivision

Steven H. Gross, Jr. recused himself and David L. Naylor chaired.

Joel Snyder from RGS, Hugh Simpson, owner representative, and Robert Field, owner were present to discuss plan 2005657-009 & 2007915-001 dated 7/12/06 revision 11 dated 4/1/11.

No action is being requested. This is for discussion to resolve a few items such as Park Street alignment and the traffic signal at intersection of Manchester Street and N. George Street Ext. They have agreed to a pump station. The costs of a light are the concern and they cannot support that.

Attorney Andrew Miller mentioned it is a 5-year old traffic study.

Joel reminded the Board that they may also consider that study was for twice the number of lots; now the project is phased, less traffic.

Attorney Andrew Miller suggested an updated traffic study with final plan submission. The Board can reserve the ability to require contribution at that time. He can understand that the problem at this time is not knowing and it is difficult to draft a solution. This would postpone a determination till the final plan.

Barry E. Rudisill commented that he prefers they provide some type of financial consideration.

Joel - consider prorated 75 lots and willing to deal with that when needed; we want to address if proved to be necessity.

Robert confirmed his understanding of an updated traffic study with final.

Attorney Andrew Miller added study for traffic within ½ mile and in past a formula was used for the amount of contribution.

Joel agreed an update is needed.

Robert - yes, get it done

Attorney Andrew Miller commented on he sees the only problem being not sure how long till final plan. If doing now, maybe ask 5-year intervals

Byron Trout - suggest study now to get answers, get street names, update traffic study

Meeting returned to Steven H. Gross, Jr., who expressed his concerns on signal contribution for a light in Manchester Borough.

Attorney Andrew Miller to escrow but not till application for construction.

Byron Trout added that Kinsley is an example of offsite improvements; the HOP hold up for work in Conewago Township

Special Requests

Rob Fogel representing Strinestown Fire Company on the Northeastern Community Independence Day celebration at 865 Locust Point Road – Ruppert's. \$2,000.00 was allocated last year. Steven H. Gross, Jr. motioned to donate \$2,250.00 this year based on the \$4,500.00 line item budgeted toward donations. Barry E. Rudisill seconded motion, which carried unanimously. Steven H. Gross, Jr. commented that this is one event the community can really benefit from and it has been a great service to the residents.

Tax exoneration for 2010 as veteran exempt status in the amount of \$39.32 for Barry Baker/Vicki Barnhart 1825 Canal Road Ext as motioned by David L. Naylor, seconded by Steven H. Gross, Jr. and carried unanimously.

Rodney Turner, a member of the York Area Radio Control Club with 25-35 members is interested in using a portion of the PPL fields to fly their model airplanes. They are currently using Musser's Farm, but club size has diminished and cost prohibits continuance. They are insured through AMA. Their club has a shed and own equipment and mowers for the 150' wide x 600' long runway, which they will maintain.

It was mentioned that PPL authorization is also needed.

A motion by Barry E. Rudisill, seconded by David L. Naylor to have Dave Gentzler contact Rob Foltz regarding this request was carried unanimously.

Solicitor - Attorney Andrew Miller

- Intermunicipal Agreement -
Manchester Borough has one change; to include, if service is expand to outside the joint municipal boundaries, a 2/3 vote is needed.
To adopt an Intergovernmental cooperation agreement; it needs advertised.
Steven H. Gross, Jr. motioned to authorize advertising for next month's meeting. Barry E. Rudisill seconded motion, which carried unanimously
- Assessment appeals from LERTA program for Executive Session.

Engineer's Report - Byron Trout

- CVS Inspections, Brickyard Road work is expected tomorrow
- The HOP for Rentzel Heights is to be provided with revised plan for resubmission back to PennDOT
- 2012, 2013, 2014 application for block grants are due 6/3.
The block from Long Rd South along Riverview qualifies and the park improvements previously discussed do fall within. Northern Heights and Asbury Point are included. Joel asked if restrooms at park could be considered.
The Gut Road underpass and private road access denial could be considered.
The township can submit as many projects as want.
Any sanitary projects minimum \$500,000.00 for DCED grant.
- Rentzel Heights pavilion is staked out; delivery by next week. It will need an 8" deep level pad of 24' x 36' to be provided by Township. The monument is completed.

Correspondence

A PPL Advisory Committee invitation for 5/19 was received.

A Zoning Hearing is scheduled for 4/28 on Klinefelter application.

Supervisor's Comment

David L. Naylor

- road inspection schedule for April 27th at 0800, Attorney Andrew Miller commented that no action or decisions can be made unless meeting is advertised. Be safe -advertise
- Hillview signs about access drive? They are for gas line.

Barry E. Rudisill

- Motion to authorize formal action on 891 Market Street violations. Second from Steven H. Gross, Jr., carried unanimously
- sidewalks on Wago Road – Katrina Rife sent letter giving a May installation
- FYI, Tom Green mentioned intentions for an athletic building for indoor sports
 - Poplar Lane property? This is 2 residual sections along the Northern entrance of Poplar Lane. Dave Gentzler suggests offering to adjoining property owners. Needs further research on ownership and conveyance.
- Mowing contract performance bond. A motion by Barry E. Rudisill was seconded by David L. Naylor to award to next lowest bidder if the condition is not met.
- cell phone reception is poor in building - Dave Gentzler requests one repeater for building. A motion by Barry E. Rudisill to purchase not to exceed \$1,500.00 from equipment fund was seconded by David L. Naylor and carried unanimously.

Steven H. Gross, Jr. -thermostat cover needs unlocked and accessible

- Mt. Wolf Borough Steven H. Gross, Jr. motion authorize road crew to do same amount as last year \$95.00 hour Barry E. Rudisill carried unanimously
- Gracey lot - not finished with backfill
- Has noticed that mowing bids decrease each year. May want to look at outsourcing other things such as street maintenance.

A motion by Steven H. Gross, Jr. to pay all bills was seconded by Barry E. Rudisill and carried unanimously.

Public Comment

Bob Nace asked to just remember Board Road is not complete.

Jason from Eagle Fire Company reported that the position of duty officer 20 is for the combined 22 and 23 companies. Of the 14 calls, 10 were in township. Training is continuing. The first chicken Bar-B-Que for the season will be held on the 30th.

Sandra Rumsey spoke to provide an update on her situation at Hillview with the composting. She gave a DEP information sheet on manure management in which it prohibits spreading of manure within 100' of active private drinking water. A well owner is responsible for quality of their water. She has found evidence of animals carrying off of waste from the uncovered bin. A Township ordinance on solid waste states it should be in a tightly covered container. She is asking for help. On 4/11/11, the compost was removed and new waste was deposited. She is anticipating potential problems with this.

Joel Klinedinst asked if the pavilions at Dauberton are rentable? It is a first come, first serve basis.

Blaine Rentzel mentioned the house before woods on N. Sherman has a junked car. It is back into the property not right along road where very visible – have to look back in.

Bill Marks asked about trailers parked in developments on lawns. It was explained that a licensed and inspected vehicle is not a violation – however unsightly.

9:58pm recess to Executive session

At 10:45pm meeting reconvened. No action was taken.

Motion to adjourn by David L. Naylor at 10:46pm.

Respectfully submitted,

Dave Gentzler
Secretary/Treasurer