

**EAST MANCHESTER TOWNSHIP**

**BOARD OF SUPERVISORS**

**AMENDED AGENDA**

**August 12, 2025, at 6:00 p.m.**

1. OPEN MEETING
  - 1.1. Pledge to the Flag
2. APPROVE OR AMEND AGENDA
  - 2.1. August 12, 2025
3. APPROVE OR AMEND MINUTES
  - 3.1. July 8, 2025
4. PUBLIC COMMENTS
5. SPECIAL REQUESTS
  - 5.1. York County Library Request to have a shelf of books within the Township Building
6. SUBDIVISION AND LAND DEVELOPMENT PLAN
  - 6.1. July 22, 2025, Planning Commission Draft Minutes
  - 6.2. Final Minor Subdivision for Rebekah A. Gross – Jerusalem School Road presented by Joe Gurney with First Capital Engineering
7. SOLICITOR'S REPORT
  - 7.1. Ordinance No. 2025-6 Noise Ordinance Amendments – Stand Alone
  - 7.2. Ordinance No. 2025-7 Noise Ordinance Amendments within the Zoning Ordinance
  - 7.3. Ordinance No. 2025-8 Noise Ordinance Amendments within the SALDO
  - 7.4. Data Center Ordinance
8. ENGINEER'S REPORT
  - 8.1. Engineer's Report
  - 8.2. North Sherman St. Ext. PennDOT and Township Project
  - 8.3. Willow Springs Cul-de-sac
  - 8.4. Espresso Way Improvements
9. PUBLIC WORKS REPORT
  - 9.1. Public Works Report
  - 9.2. Columbia Gas Project on N George St. from Beshore School Rd. to Sunset Dr., Cottage Dr., Rosedale Dr., Sunset Dr., Loucks St., and Clover Ln.

10. EMERGENCY SERVICES REPORT

- 10.1. Fire Chief's Report
- 10.2. York County Regional Police Report
- 10.3. Northeastern York County Emergency Management Agency

11. MANAGER/SECRETARY/TREASURER'S REPORT

- 11.1. Northeastern York County Sewer Authority Minutes
- 11.2. Zoning Officers Report
  - 11.2.1. Zoning Hearing Board – No August meeting
  - 11.2.2. Planning Commission – August 26, 2025, meeting
  - 11.2.3. Code Enforcement Officer Report
- 11.3. Recreation Board
- 11.4. Appreciation for Tom Beakler's service on the Sewer Authority Board

12. CORRESPONDENCE

- 12.1. WellSpan EMS Ambulance is extending all current ambulance memberships from June 30, 2025 through December 31, 2025, at no additional cost to you. New ambulance membership materials for 2026 will be mailed to you in November 2025.

13. BILL APPROVAL AND PAY BILLS

14. SUPERVISOR'S COMMENTS

15. EXECUTIVE SESSION (As Needed)

16. ADJOURN MEETING

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\*All interested parties are invited to attend. People with disabilities may contact the Township office at (717)266-4279 at least five (5) business days prior to the public meeting to discuss how to best accommodate your needs.

**\* Board of Supervisor Meeting Live Stream**

The East Manchester Township Board of Supervisors is providing viewing access to its meeting via live streaming on youtube.com. Channel Name [@EastManchesterTownship](#). This will allow the public to view the Board of Supervisors meeting live and will store on YouTube for a controlled amount of time. The meeting link will not allow public participation nor the submission of questions or comments. If any citizen would like to provide public comment during a meeting, they are encouraged to attend the meeting in person. The Township cannot guarantee that there will not be interruptions in the link or recording due to technical difficulties or failures. To ensure full access to any meeting, citizens are encouraged to attend in person.

**EAST MANCHESTER TOWNSHIP**  
**Board of Supervisors**  
**August 12, 2025**

Present: Chairman David L. Naylor, Vice Chairman Darryl L. Albright, and Supervisor Dean E. Kohr; Attorney Eric Holey; Manager/Secretary/Treasurer Kristie Masemer; Public Works Director Shane Haugh; Engineer Byron Trout; Zoning Officer Kate Snyder; Recording Secretary, and ten citizens.

At a regular meeting held at the Township building, Chairman Naylor called the meeting to order at 6:00 p.m.

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

**Motion by Chairman Naylor, second by Supervisor Kohr, to amend the Agenda as follows: under Section 5, Special Requests, add 5.1, York County Library request. All members voted aye; motion carried.**

**Motion by Vice Chairman Albright, second by Supervisor Kohr, to approve the minutes of the meeting of July 8, 2025. All members voted aye; motion carried.**

**Public Comments**

Linda Harrell, 1825 Conewago Creek Road, asked if there is a way to get out of an easement that goes through her property. She needs to give access through her property to a landlocked parcel behind her. Her property and another neighbor's property had been resurveyed but one survey pin is missing. Can she withdraw that easement granting access? From Attorney Holey – is the easement considered Township property or an easement to the back of her lot? Looks to him like a private easement. It won't be easy to get rid of because someone needs access. Is there a private driveway agreement? Unknown. This isn't really a Township matter. She can meet with the Zoning Officer to look at any violations, etc. This is a matter for a private attorney.

**Special Request**

York County Library has requested to use the Township office lobby to serve as a book pick-up and drop-off location. Chairman Naylor will meet with the group this week. Stand by for more information.

**Land Development/Subdivision –**

Rebekah A. Gross, final minor subdivision, Jerusalem School Road -- Joe Gurney, First Capital Engineering, was present on this plan, which involves subdividing 79.9 acres into five lots, with the existing house on Lot 3. The other lots are buildable lots. Each lot will have a separate driveway. On-lot wells and septic systems. After the Planning Commission meeting in July, some revisions were made per the PC recommendations. The Planning Commission action report was reviewed; all items were either addressed or will be prior to plan recording. Is Mr. Trout okay with the letter from Texas Eastern Pipeline? Yes. Mr. Trout commented that most of the engineers' comments had to do with the driveway issues, which have been corrected. Outstanding items: signatures, rec fee, planning module.

Waivers requested: §208-21.A - Final Plan Requirements, 208.44 – Grading, 208.48.G.9 – Driveway, 208.34.C.9 & 208.52 - Erosion & Sediment Control, and 208.34.C.10 & 208.52 - Stormwater Damage Control.

**Motion by Chairman Naylor, second by Vice Chairman Albright, to approve the final minor subdivision plan for Rebekah A. Gross on Jerusalem School Road, subject to the satisfactory**

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resolution of the following items from the Planning Commission Action Report dated August 5, 2025: 2A, signatures; 2F, rec fees; 2J, planning module approval; 3E, statement of ownership; 3M, sewage planning module; AND to approve the waiver requests for preliminary plan, grading, driveway, E and S, stormwater management control; AND provide confirmatory deeds for all five lots. All members voted aye; motion carried.

**Solicitor's report** – Attorney Eric Holey

- **Motion by Chairman Naylor, second by Supervisor Kohr, to adopt Ordinance 2025-6, Noise Ordinance Amendments (stand-alone ordinance). All members voted aye; motion carried.**
- A public hearing was convened at 6:30 p.m. to discuss the noise ordinance amendments to the Zoning Ordinance. Mrs. Masemer gave the background and purpose of these amendments. Mike Grothouse asked about enforcement of this ordinance, especially if the noise is sporadic. Agreed that this is a tough call. New construction will address/conform to this new ordinance, particularly with regard to continuous noise. No one spoke against the action. No one else spoke from the audience. How about existing noise issues? Again, a tough call, but the policy remains to “use the friendly approach first” per Mrs. Masemer. Many situations have been resolved by merely speaking to the violator. If the violator does not correct the violation, an official letter per this new ordinance is issued and the legal process begins. This process may involve the Board to approve a noise study to be done at the Township’s expense. If found in violation, the violator will have to reimburse the township, however, if not in violation, the Township loosing the cost. The cost could be in upwards of \$20k. Mr. Grothouse asked if he has any recourse now for the noise situation with the DHL facility. If DHL makes any new changes to the facility, those changes will need to conform to the new ordinance. It was noted that there were two studies done already on the DHL noise issue, and the company was found not to be in violation. **Motion by Supervisor Kohr, second by Vice Chairman Albright, to adopt Ordinance 2025-7, Noise Ordinance Amendments within the Zoning Ordinance. All members voted aye; motion carried.** Hearing closed at 6:42 p.m.
- A public hearing was convened at 6:43 p.m. to discuss the noise ordinance amendments within the SALDO. Mrs. Masemer gave an overview of this amendment. No one spoke in opposition to this amendment. No one from the audience spoke in favor of the amendment. **Motion by Vice Chairman Albright, second by Supervisor Kohr, to adopt Ordinance 2025-8, Noise Ordinance Amendments within the SALDO. All members voted aye; motion carried.** Hearing closed at 6:46 p.m.
- Data Center Ordinance – Attorney Holey reported that the Planning Commission has not given comments yet. Wait until all comments are received before advertising. Mrs. Masemer reported that that YCPC has created a model ordinance; Mrs. Masemer will forward this model to the Board members. The whole idea is to be proactive on this matter.

**Engineer's report** – Byron Trout

North Sherman Street Ext. PennDOT and Township project – have the PennDOT and SUE (Subsurface Utility Engineering) permits. Need to receive an easement from Mr. Snyder; that’s in the works. Army Corps of Engineers has approved this project as well. Getting nearer to being ready to start – perhaps spring of 2026 the work can actually start.

Willow Springs cul-de-sac – cul-de-sac has been constructed. Paving will be done tomorrow. Submitted the PennDOT permit to close the road. Good progress.

Espresso Way improvements – Mr. Trout has submitted the requested materials to address some comments. Moving along.

Mr. Trout reported that this last month, he received several stormwater complaints from residents, especially with all the rain we had earlier in the summer. Everyone asks him what the Township can do about the situation. He can't tell what actually caused the problem in many cases. One situation has been going on for three years (Rentzel development). Should he tell the residents that it's a private issue? Mrs. Masemer noted that she and Mr. Trout always look at each complaint/issue to see if there are any violations to any ordinances, etc. Should Mr. Trout give Attorney Miller the information to get his advice? Yes. That will ensure that the Township can help where it can and will also assure that there's no overstepping or favoritism shown on any party's part. Go for it.

### **Public Works Report – Shane Haugh**

Columbia Gas project on North George Street from Beshore School Road to Sunset Drive; also Cottage Drive, Rosedale Drive, Sunset Drive, Loucks Street, and Clover Lane. Replacing lines.

Also, PennDOT will be doing pipe work in the area of Codorus Furnace Road and Mount Hebron Road and will be detouring traffic. Technically, PennDOT is required to use PennDOT roads, but in this instance, the detour would be massive and significantly out of the way. They've proposed using some Township roads (Saginaw Rd, Market St, Second St, and Riverview Rd); Mr. Haugh will approve the proposition.

On the Columbia Gas work, the cold patch standards need to be improved. Mr. Haugh's aware and will stay on top of it.

Any complaints about traffic trying to make a left turn at the Sheetz? No.

Why are some PennDOT roads not being mowed? It seems that PennDOT does part of the work and then leaves. It turns out that a study must be done to determine if there are endangered creatures in that area, for each road to be trimmed.

At the intersection of Locust Point and Zions View, trucks don't stop because there's a green light on Canal Rd. near the frontage of the Garrod Hydraulics property, even though the overhead light for the left turn lane is red or flashing yellow. No wonder they don't stop. Mr. Haugh will check the situation and contact PennDOT to resolve it.

### **Emergency Services Report**

Fire Chief's Report -- Mr. Shroyer gave the report for Chief Stevens. Eagle's report arrived yesterday.

York County Regional Police Report – no report.

Northeastern York County Emergency Management Agency – no representative; no report.

Mike Starnier, Susquehanna Lions Club, would like to hold the usual Halloween parade on October 19; plus, he'd gladly accept, on behalf of the Lions Club, any money that the Township would like to give for the good of the cause. The Board cannot act on this request tonight, as it wasn't on the agenda, but the Board will address the request at the August 21 Financial Review Board meeting.

### **Secretary/Treasurer/Manager's report – Kristie Masemer**

*Sewer Authority* – Supervisor Kohr reported that the Sewer Authority Board still needs another member. Area 2 is still in the works.

*Zoning Officer* – There is no Zoning Hearing Board meeting in August. Planning Commission meets on August 26, 2025.

*Code Enforcement Officer* – permits are up this month. Violations are mostly high weeds/grass.

*Recreation Board* – nothing to report.

Vice Chairman Albright read a proclamation recognizing Tom Beakler's service on the Sewer Authority Board. Much appreciation to Mr. Beakler for his work.

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## **Correspondence**

Wellspan EMS is extending all current ambulance memberships from June 30, 2025, through December 31, 2025, at no additional cost to the members. New ambulance membership materials for 2026 will be mailed in November 2025.

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

## **Supervisor's comments**

*Supervisor Dean Kohr* – ready to hold the financial meeting later this month.

*Vice Chairman Darryl Albright* – Senator Keefer held a discussion yesterday, speaking about data centers; TMI restart; hopefully the rate increase won't affect the general public; warehouses, ask PennDOT for real-time traffic counts; any issues with PennDOT should be reported to the senator; property tax possible elimination with increases in other taxes; possible joining of Council of Governments; cost of legal advertisements and options; HB 825 passed, making utility companies responsible for removing defunct utility poles; why don't all counties have emissions inspections?; recreational marijuana. Lots of topics discussed.

*Chairman David L. Naylor* – Thank you, Mr. Albright, for representing the Township on that Senator meeting. Lots of people ask Chairman Naylor what's going in the old Sheetz, etc., so if that's all that's on people's minds, that must mean everything else is pretty good.

Chief Rizzo answered a question from Linda Harrell about officer coverage.

**Motion by Chairman Naylor, second by Vice Chairman Albright, to adjourn. All members voted aye; motion carried.** The meeting adjourned at 7:44 p.m.

Respectfully submitted,

Kristie Masemer  
Secretary/Treasurer/Manager

Julie B. Maher,  
Recording Secretary