

MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

August 13, 2019

MEETING

The Manchester Township Board of Supervisors held its regularly scheduled and duly advertised meeting in the public meeting room of the Manchester Township Municipal Services Complex, 3200 Farmtrail Road, York, Pennsylvania, 17406 on Tuesday, August 13, 2019, which was called to order at 7:00 p.m. by Chairperson Wingert.

PARTIES PRESENT

Lisa D. Wingert, Chairperson
Rodney Brandstedter, Vice-Chair
David Brosend, Supervisor
Beth Brennan, Supervisor
John Inch, Supervisor

Timothy R. James, Manager/Secretary
Debra K. McCune, Assistant Secretary
Lawrence V. Young, Solicitor
Terry Myers, P.E., C.S. Davidson, Inc.
Daniel Hoff, YAUFR Fire Chief
Christine Nentwig, Esquire, CGA Law
Stewart S. Olewiler, III, Zoning/Planning

PUBLIC COMMENT

Chairperson Wingert called the regularly scheduled supervisors meeting to order and invited the public to ask questions or offer comments about any item on the agenda as the board considers each item. She advised that the board would recognize the public at the conclusion of agenda items for any questions or concerns about non-agenda items.

APPROVAL OF MINUTES

Mr. Brandstedter made a motion, seconded by Ms. Brennan, to approve the meeting minutes of July 9, 2019 as submitted.

Motion carried. Ayes-5 Nays-0.

EXECUTIVE SESSION (7:01 – 7:32 p.m.)

Ms. Wingert called for an executive session to discuss threatened litigation and any personnel matters.

UNFINISHED BUSINESS

DEP Consent Order and Agreement/Interceptor Project

As summarized in item #2 of the manager's report, Mr. James reported that the executed Consent Order and Agreement, approved by the board on January 2, 2018, and \$1,000 fine relative to the April 2014 bypass pumping activities, was received by Pennsylvania Department of Environmental Protection (DEP) on January 22, 2018. Engineer Treglia reported that the municipal authority has authorized the project to be advertised for bid on March 10, 2018, with bid opening occurring on April 6, 2018. Mr. Treglia reported that an update to the Corrective Action Plan to include the contract schedule has been completed and approved by the board in March 2018. The board provided guidance to the staff to continue to utilize existing sewer funds to pay the interceptor costs and provide financial updates to the board as the project continues. Mr. Myers updated the board on the interceptor project and reported that the project is substantially complete.

York City Sewer – Intermunicipal Agreement

As summarized in item #3 of the manager's report, Solicitor Young and Mr. James reported that there has been no further action regarding the York City Sewer – Intermunicipal Agreement since the last Board of Supervisors meeting.

NEW BUSINESS**Core 5 Industrial Partners @ Laughman Farm - Preliminary Land Development Plan Review #2019-06**

Corey Adam of Herbert, Rowland and Grubic; Brian Reisinger, Core 5 Industrial Partners; Craig Mellot, Traffic Planning and Design, Inc.; and Jonathan Andrews, McNees Wallace Law were present to present a preliminary land development plan proposed to construct three (3) warehouse buildings on 79.3 acres along the east side of the 3500 block of Board Road. Mr. Adam explained that the tract was formerly known as the Laughman Farm and is proposing three (3) warehouse buildings on the property totaling approximately 606,000 square feet.

Mr. Brandstedter made a motion, seconded by Mr. Inch, to approve the following waivers:

- W1) For the site not meeting volume control requirements, Storm Water Management Ordinance Section 26-133.A. (CSD-1).
- W2) For the requirement for detention basin side slopes graded at a maximum of 4 horizontal to 1 vertical, Storm Water Management Ordinance Section 26-138.C.1.c (CSD-2)

Motion carried. Ayes-5 Nays-0.

Mr. Brandstedter made a motion, seconded by Mr. Inch, to approve the proposed preliminary land subdivision plan, Core 5 Industrial Partners @ Laughman Farm, Review #2019-06 subject to completion of open items.

Motion carried. Ayes-5 Nays-0.

Hepplewhite Estates Phase V Section C - Final Land Development Plan – Review #2019-09

Blaine Markle of James R. Holley & Associates was present to present a final land development plan of eight (8) lots involving 4.37 acres along the 900 block of Shenandoah Lane in a Residential Low Density (RL) Zoning District. Mr. Markle stated that this plan is for seven (7) new residential lots plus two (2) lots being joined to an existing residential lot and open space areas as depicted on a preliminary subdivision plan approved June 13, 2006.

Mr. Brandstedter made a motion, seconded by Ms. Brennan, to approve the proposed final land development plan, Review #2019-09 – Hepplewhite Estates Phase V Section C, subject to completion of open items.

Motion carried. Ayes-5 Nays-0.

Potbellied Pigs

As summarized in item #5 of the manager's report, Jessica Maul, 586 Norman Road, was present to express concern with the existing zoning ordinances (27-105; 27-1117.3; 27-1118.4) that prohibit the keeping of potbellied pigs in Residential Medium (RM) Density zones in Manchester Township. Ms. Maul explained she had received zoning violation notification due to her family having two (2) potbellied pigs at her house (located in RM zone). Ms. Maul reported that she appealed the zoning violation decision and requested a variance (in lieu of favorable appeal decision) to the township zoning hearing board on July 10, 2019, stated both were denied. Ms. Maul also stated that the potbellied pigs serve as emotional support animals to her son and removing them from the home may cause additional anxiety. Ms. Maul requested the supervisors consider an update to the current zoning ordinance to consider allowing potbellied pigs in residential areas. After further discussion the board by consensus, agreed to review the request for future consideration to an update to the ordinance and that the Maul's are not required to remove the potbellied pigs from the home during the review process.

Crist Fields

As summarized in item #6 of the manager's report, Mr. Brandstedter made a motion, seconded by Mr. Inch, to enter into a transaction to accept the deed for Crist Park, a 23-acre parcel (Parcel #36000KI0219C000000) located on Emig Road, for recreation purposes in perpetuity; in addition enter into an indemnification agreement with the Pleasureville Youth Club for their continuing utilization and maintenance of said property until a time the organization no longer exists.

Motion carried. Ayes-5 Nays-0.

Resolution #2019-14 – YAMPO Interstate 83 Exits 24-28 Implementation Committee

As summarized in item #7 of the manager's report, Mr. Brandstedter made a motion, seconded by Mr. Inch, to approve Resolution #2019-14 appointing Manager James as representative and Public Works Superintendent Goodyear and Zoning/Planning department member to the Interstate 83 Implementation Committee in association with York Area Metropolitan Planning Organization, Manchester Borough, Conewago, East Manchester and Manchester Townships.

Motion carried. Ayes-5 Nays-0.

Animal Control Agreement 2020

As summarized in item #8 of the manager's report, Ms. Brennan made a motion, seconded by Mr. Brandstedter, to authorize the chairperson or vice-chairperson to execute the 2020 Animal Control Service agreement with Klugh Animal Control for a monthly fee of \$340 and an annual \$500 service retainer.

Motion carried. Ayes-5 Nays-0.

RECOGNITION OF PUBLIC PRESENT

In accordance with Act 93 of 1998 (Sunshine Law), Ms. Wingert recognized any members of the audience who wished to address the board.

MANAGER'S REPORT

Item #20 - Mr. Brandstedter made a motion, seconded by Mr. Inch, to authorize the temporary closure of May Road for two (2) nights (7 p.m. – 6 a.m.) during the week of August 19, 2019, for improvements associated with traffic signal installation at the intersection of Board and May Roads (Shady Lane).

Motion carried. Ayes–5 Nays–0.

Item #21 - Mr. Brandstedter made a motion, seconded by Mr. Brosend, to authorize the chairperson or vice-chairperson to execute the deed of dedication agreement, in lieu of condemnation, with Emig Road, LLC for the right-of-way at Woodland View Drive relative to the Emig Road, LLC construction project.

Motion carried. Ayes-5 Nays-0.

OTHER BUSINESS/REPORTS

Mr. James reported the receipt and distribution of fire, police and engineer's monthly reports.

APPROVAL OF VOUCHERS

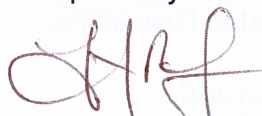
Mr. Brandstedter made a motion, seconded by Ms. Brennan, to approve the payments of the vouchers as listed on the Treasurer's Checks Vouchers Lists: July 10-23; July 24-August 1; August 2-13, 2019.

Motion carried. Ayes-5 Nays-0.

ADJOURNMENT

Being no further business, Ms. Wingert made a motion to adjourn the meeting at 8:40 p.m.

Respectfully submitted,



Timothy R. James, Secretary

TRJ/jas