

MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

July 11, 2023

MEETING

The Manchester Township Board of Supervisors held its regularly scheduled and duly advertised meeting on Tuesday, July 11, 2023, which was called to order at 6:00 p.m. by Vice-Chairman Inch.

PARTIES PRESENT

John W. Inch, Jr., Vice-Chair
Beth Brennan, Supervisor
Debra K. McCune, Supervisor
Craig Miller, Supervisor

Timothy R. James, Manager/Secretary
Kim A. Hackett, Asst. Secretary
Lawrence V. Young, Solicitor
BJ Treglia, C.S. Davidson, Inc.
Daniel Hoff, YAUFRR Fire Chief
David Lash, NYCRPD Police Chief

PUBLIC COMMENT

Vice-Chairman Inch invited the public to ask questions or offer comments about any item on the agenda as the board considers each item. He advised that the board would recognize the public at the conclusion of the agenda items for any questions or concerns about non-agenda items.

APPROVAL OF MINUTES

Ms. Brennan made a motion, seconded by Ms. McCune, to approve the minutes of the June 13, 2023 meeting as amended.

Motion carried. Ayes-4 Nays-0.

UNFINISHED BUSINESS

3335 Connelly Road (Review #2021-17) – Waiver Request

As summarized in item #2 of the manager's report, Clay Condol with Pennoni Associates was present to request a waiver from the requirement of traffic impact study for 3335 Connelly Road due to recent traffic study completed by the Core5 Codorus Creek development. Ms. McCune made a motion, seconded by Ms. Brennan, to approve the following waiver for Review #2021-17, 3335 Connelly Road:

- 1) SALDO Section 22-410 - traffic impact study requirement.

Motion carried. Ayes-4 Nays-0.

Manchester Commerce Center (Review #2023-03) – Waiver Request

As summarized in item #3 of the manager's report, Attorney Stacey MacNeal and Shannon Buster both representing Manchester Commerce Center were present to request waivers from the requirement to record land development plan without the receipt of PA DEP Chapter 105 permitting. Ms. Brennan made a motion, seconded by Mr. Miller, to approve the following waivers for Manchester Commerce Center:

- 1) SWMO Section 301.L - for all regulated activities, SWM BMPs shall be designed, implemented, operated, and maintained to meet the purposes and requirements of this Ordinance and to meet all requirements under Title 25 of the Pennsylvania Code, the Clean Streams Law, and the Stormwater Management Act.
- 2) SWMO Section 307.C – any stormwater management facility located within the vicinity of a floodplain shall be subject to approval in accordance with PA DEP 25 PA. Code, Chapter 105, "Floodplain Management", of PA DEP's rules and regulations and the municipal floodplain management regulations.

Motion carried. Ayes-4 Nays-0.

Additionally, Attorney MacNeal requested a waiver request design modification of Section 303 of the Stormwater Management Ordinance (#2022-06) to accept PA DEP approved Managed Release Concept to mitigate volume within stormwater facilities. Ms. McCune made a motion, seconded by Mr. Miller, to approve the following waiver request for Manchester Commerce Center:

- 1) SWMO Section 303 – design modification to accept PA DEP approved Managed Release Concept for stormwater facilities.

Motion carried. Ayes-4 Nays-0.

NEW BUSINESS

Resolution #2023-13 – Street Adoptions

As summarized in item #4 of the manager's report, Ms. Brennan made a motion, seconded by Ms. McCune, to adopt Resolution #2023-13 adopting a portion of Rishel Drive, Springhouse Lane and Lloyds Lane in the Eagles View Subdivision into Manchester Township Street right-of-way and authorize the Solicitor to file a petition for adoption of the streets with the York County Clerk of Courts.

Motion carried. Ayes-4 Nays-0.

Road Closure Request

As summarized in item #5 of the manager's report, Ms. McCune made a motion, seconded by Mr. Miller, to authorize the road closure of Locust Lane between Susquehanna Trail and Lewisberry Road from 4:00 p.m. September 15, 2023 until 5:00 p.m. on September 17, 2023, with stipulation of no vendors or displays to be placed on Locust Lane and emergency vehicle access is available if needed.

Motion carried. Ayes-3 Nays-0 (Inch abstained).

Sewer Reservation Agreements

As summarized in item #6 of the manager's report, Ms. McCune made a motion, seconded by Ms. Brennan, to authorize the Chairperson or Vice-Chairperson to execute sewer reservation agreement for MPRI Willow Springs, LLC – 500 Willow Springs Lane.

Motion carried. Ayes-4 Nays-0.

Additionally, Mr. Miller made a motion, seconded by Ms. McCune, to authorize the Chairperson or Vice-Chairperson to execute amended stormwater operations and maintenance agreement for MPRI Willow Springs, LLC – 500 Willow Springs Lane.

Motion carried. Ayes-4 Nays-0.

Core5 Codorus Creek – Building #1 – Tax Assessment

Solicitor Young reported on recent property sale of Core5 Codorus Creek – Building #1 for \$54.5 million with the current assessed property value of \$8,924,010. After a brief discussion, the Board directed the Solicitor to research the matter with the consideration of an appeal of the current property assessment.

RECOGNITION OF PUBLIC PRESENT

In accordance with Act 93 of 1998 (Sunshine Law), Mr. Inch recognized any participants who wished to address the board. No comments were made at this time.

EXECUTIVE SESSION

No executive session was held at this time.

OTHER BUSINESS/REPORTS

Chief Lash provided a monthly police activity report.

Mr. James reported on the first meeting of the proposed Interstate 83 Exit 26 committee with various organizations and municipalities participating.

APPROVAL OF VOUCHERS

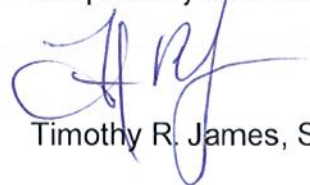
Ms. Brennan made a motion, seconded by Ms. McCune, to approve the payments of the vouchers as listed on the Treasurer's Checks Vouchers Lists: June 16; June 27 and July 11, 2023.

Motion carried. Ayes-4 Nays-0.

ADJOURNMENT

Being no further business, Ms. Brennan made a motion to adjourn the meeting at 6:53 p.m.

Respectfully submitted,



Timothy R. James, Secretary