

MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

July 12, 2022

MEETING

The Manchester Township Board of Supervisors held its regularly scheduled and duly advertised meeting on Tuesday, July 12, 2022, 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
Danelle L. Goodwin, Asst. Secretary
Lawrence V. Young, Solicitor
BJ Treglia, C.S. Davidson, Inc.
David Lash, NYCRPD Police Chief
Daniel Hoff, YAUFRR Fire 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 Mr. Miller, to approve the minutes of the regular scheduled June 14, 2022.

Motion carried. Ayes-3 Nays-0.

UNFINISHED BUSINESS

Canal Road Betterment Project Developers Agreement

As summarized in item #2 of the manager's report, Mr. James and Solicitor Young reported the receipt of a February 16, 2022 updated draft developer's agreement but are awaiting final comments from the Canal Road Betterment Group with the anticipation of a proposed agreement for the Board's consideration in the near future.

International Fire Code

As summarized in item #3 of the manager's report, Fire Chief Hoff provided a report on the current township fire code and the recommendation to update the code to the International Fire Code (2018) to better align with the PA Uniformed Construction Code. After a brief discussion, the board agreed to continue future meeting discussions.

Stormwater Management Ordinance

As summarized in item #4 of the manager's report, Engineer Treglia reported on updated language within the draft stormwater management ordinance and provided detail on changes from the current 2012 township stormwater management ordinance.

Ms. McCune made a motion, seconded by Ms. Brennan, to advertise the proposed stormwater ordinance if absent Supervisors have no major language concerns.

Motion carried. Ayes-3 Nays-0.

Mr. Miller arrived at the meeting at this time (6:10 p.m.)

3745 & 3755 Susquehanna Trail Rezoning Petition – Public Hearing Authorization

As summarized in item #5 of the manager's report, the Board discussed the need to authorize the advertisement of public hearing for the rezoning petition request for properties at 3745 and 3755 Susquehanna Trail to be rezoned from currently zoned Agricultural (A) to Industrial (I) but chose not to act until a future meeting.

After further discussions regarding rezoning requests, Ms. Brennan made a motion, seconded by Mr. Miller, to authorize the staff to develop request for proposals for consulting firms for an update to the township comprehensive plan and zoning map.

Motion carried. Ayes-4 Nays-0.

Shentel Communications

As summarized in item #6 of the manager's report, Curt Kosko of Shentel Communications presented information on Shentel and Glo Fiber internet opportunity potential in Manchester Township at the June 14, 2022 Board of Supervisors meeting. After a brief discussion, Ms. Brennan made a motion, seconded by Ms. McCune, to authorize the engagement of the Cohen Law Group to negotiate a cable franchise agreement with Shentel Communications.

Motion carried. Ayes-4 Nays-0.

Short-Term Rentals

As summarized in item #7 of the manager's report, Solicitor Young reported on the research of the potential establishment of a short-term rental ordinance. The board requested the topic be included in future agendas for further discussion.

NEW BUSINESS

Gray Apple – Final Subdivision Plan – Review #2021-12

Jim Boyer of David Miller and Associates and Sam Saxton of Inch and Company were present to present the final subdivision plan for Gray Apple Village. Mr. Boyer stated the final subdivision plan is to subdivide the 10.66-acre parcel located in the 2800 block of Susquehanna Trail located in the Residential Medium (RM) Density.

Ms. Brennan made a motion, seconded by Ms. McCune, to approve the final subdivision plan for Gray Apple Village subject to the completion of open items.

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

Mr. Saxton executed the conditional plan approval letter.

Equity Development Partners – 85 Church Road – Final Land Development Plan – Review #2022-14

Adam Anderson of Site Designs Concepts, Inc. was present to present a final land development plan for Equity Development Partners – 85 Church Road. Mr. Anderson stated the purpose of the preliminary land development plan is to construct a 158,760 square foot industrial building on 12.27 acres located at 85 Church Road. Mr. Anderson stated part of the plan would be the requirement to widen Church Road for better truck movements.

Ms. McCune made a motion, seconded by Mr. Miller, to approve the final land development plan for Equity Development Partners – 85 Church Road subject to the completion of the open items.

Motion carried. Ayes-4 Nays-0.

Mr. Anderson executed the conditional plan approval letter.

Resolution #2022-10 – Stillmeadow Park – Growing Greener Plus Grant

As summarized in item #9 of the manager's report, Ms. Brennan made a motion, seconded by Ms. McCune, to adopt Resolution #2022-10 authorizing submission of PA Department of Environmental Protection Growing Greener Plus Grant for Stillmeadow Park and Stillmeadow Watershed hydraulic study and authorize the Chairman and Vice-Chairman to execute related grant submission documents.

Motion carried. Ayes-4 Nays-0.

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 received at this time.

MANAGER'S REPORT

No further discussion was held.

OTHER BUSINESS/REPORTS

Police Chief Lash reported on the National Night Out Event on August 2, 2022 from 5:30-8:00 p.m. at Dover Borough Fire Hall.

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 15 - 28; June 29 – July 12, 2022.

Motion carried. Ayes-4 Nays-0.

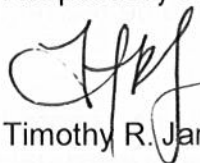
EXECUTIVE SESSSION

No executive session was held.

ADJOURNMENT

Being no further business, Mr. Miller made a motion to adjourn the meeting at 6:51 p.m.

Respectfully submitted,



Timothy R. James, Secretary

TRJ/jas