

MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

March 14, 2023

MEETING

The Manchester Township Board of Supervisors held its regularly scheduled and duly advertised meeting on Tuesday, March 14, 2023, which was called to order at 6:00 p.m. by Chairman Brandstedter.

PARTIES PRESENT

Rodney K. Brandstedter, Chair
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, CS Davidson, Inc.
Daniel Hoff, YAUFR Fire Chief
David Lash, NYCRPD Police Chief

PUBLIC COMMENT

Chairman Brandstedter 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. McCune made a motion, seconded by Ms. Brennan, to approve the minutes of the February 14, 2023 meeting as amended.

Motion carried. Ayes-5 Nays-0.

UNFINISHED BUSINESS

Short-Term Rentals

As summarized in item #2 of the manager's report, Solicitor Young distributed a draft short-term rental ordinance to the Board for review and comment. The Board agreed to review and provide further comment in the future.

Alert Fire Company

As summarized in item #3 of the manager's report, Mr. James and Chief Hoff provided a brief update on the Alert Fire Company Trustees proposed building upgrades at the Alert Fire Company on North George Street. Chief Hoff extended an offer by the Alert Trustees to have Supervisors tour the facility to provide a better understanding of the project. Ms. Brennan suggested consideration of having Alert resubmit plans through the planning commission due to the lack of activity. After further discussions the Board requested inviting representatives of the Alert Trustees to the next Board meeting to receive an update on their progress.

Shady Lane

As summarized in item #4 of the manager's report, Mr. James reported communication with East Manchester Township Staff on the potential of closing Shady Lane at the municipal line to control the illegal truck movements and ongoing damage caused by said movements. Engineer Treglia reported completing a design of a temporary cul-de-sac for further discussions.

Ordinance #2023-02 – Board of Supervisors Salary – 2024-2029 Term

As summarized in item #5 of the manager's report, Solicitor Young reported that the proposed Ordinance #2023-02 to increase Board of Supervisors salaries for term seats beginning in 2024 and beyond was advertised as required. Cathy Long, 131 Willis Run Road, questioned the proposed salary amounts. Ms. McCune made a motion, seconded by Ms. Brennan, to adopt Ordinance #2023-02 setting the annual compensation rate at \$4,125 for Township Supervisor seat(s) for terms 2024-2029 and beyond.

Motion carried. Ayes-5 Nays-0.

NEW BUSINESS**Voith Turbo Warehouse Expansion – Final Land Development Plan – Review #2023-01**

Dan Creep of Warehaus Inc., was present to present the final land development plan for Voith Turbo Warehouse Expansion at 25 Winship Road. Mr. Creep described the proposed plan is to construct two warehouse additions to existing building totaling 19,619 square feet in the Industrial (I) district.

Mr. Inch made a motion, seconded by Ms. Brennan, to approve the following waivers related to the plan:

- 1) A waiver for the requirement to submit a preliminary plan (SALDO 22-303).
- 2) A waiver for the requirement to conduct a traffic impact study (SALDO 22-410).
- 3) A waiver for the requirement to construct sidewalks (SALDO 22-709).

Motion carried. Ayes-5 Nays-0.

Mr. Inch made a motion, seconded by Ms. Brennan, to approve Voith Turbo Warehouse Expansion Final Land Development Plan (Review #2023-01) subject to the completion of open items.

Motion carried. Ayes-5 Nays-0.

Resolution #2023-07 – Price Adjustment of Bituminous Materials for Small Quantities

As summarized in item #6 of the manager's report, Ms. Brennan made a motion, seconded by Mr. Inch, to adopt Resolution #2023-07 establishing escalator clause for bituminous materials by deleting Section 110.04(a) and (b) for small quantities.

Motion carried. Ayes-5 Nays-0.

Resolution #2023-08 – YAUFR FEMA SAFER Grant Support

As summarized in item #7 of the manager's report, Mr. Inch made a motion, seconded by Ms. McCune, to adopt Resolution #2023-08 supporting the YAUFR submission of a Federal Emergency Management Agency SAFER Grant to consider increasing staffing levels by three (3) fire personnel.

Motion carried. Ayes-5 Nays-0.

Sanitary Sewer Rate Adjustment

As summarized in item #8 of the manager's report, Mr. James reported and reviewed during the 2023 budget approval process that due to the sale of the York City Sewer Treatment Plant to PA American Water Company in 2022 there is a recommendation to increase quarterly sewer rates mid-year to make up for the additional costs felt by the transaction. Ms. Brennan made a motion, seconded by Mr. Miller, to authorize the advertisement of a proposed ordinance to establish a mid-year increase of sanitary sewer rates to \$120 per quarter for residential units and \$3.75 per 1,000 gallons with a minimum charge of \$120 per quarter for non-residential units.

Motion carried. Ayes-5 Nays-0.

2023-2024 Line Painting Contract

As summarized in item #9 of the manager's report, Ms. Brennan made a motion, seconded by Ms. McCune, to award the 2023-2024 line painting/pavement markings contract bid to D.E. Gemmill Inc., Red Lion, PA. for an overall bid \$239,573.28.

Motion carried. Ayes-5 Nays-0.

Resolution #2023-09 – DCNR C2P2 Grant Submission Authorization

As summarized in item #10 of the manager's report, Mr. James reported on a request to submit a Department of Conservation and Natural Resources (DCNR) C2P2 Grant for ongoing design of the Stillmeadow Area watershed including Stillmeadow Park. Mr. Brandstedter questioned the township's costs obligation if a grant would be received. After a brief discussion, Ms. Brennan made a motion, seconded by Mr. Miller, to approve Resolution #2023-09 authorizing the submission of a DCNR C2P2 Grant for construction design of the Stillmeadow Watershed stormwater and stream restoration project.

Motion carried. Ayes-4 Nays-1 (Brandstedter opposed).

RECOGNITION OF PUBLIC PRESENT

In accordance with Act 93 of 1998 (Sunshine Law), Mr. Brandstedter recognized any participants who wished to address the board.

Paul Kuehnel, 3238 High Street, offered positive comments to support Alert Fire Company upgrade project. Mr. Kuehnel also commented on the concern of pedestrian crossing safety at Emig Road and North George Street due damage of pedestrian crossing equipment at the intersection.

Numerous comments were made by the public regarding concerns about a potential warehouse development on Pennsylvania Avenue. Mr. Brandstedter stated that no plans for a proposed warehouse have been submitted to the township to date and no action will take place until plans are submitted through the township's review and approval process.

Harry Long, 131 Willis Run Road, expressed appreciation from township staff from his concerns raised last month. He also questioned how the Board voted during the rezoning process.

Sue Davis, 521 Linden Avenue, expressed concern with a proposed warehouse project on Pennsylvania Avenue and offered data indicating vacant warehouse space throughout the area.

Jennifer Siegel, 701 Terrace Road, reported she has witnessed numerous accidents on Pennsylvania Avenue near Rutters. She requested working with the City of York to address traffic concerns.

Dave Corbett, 1530 Angel Drive, expressed opposition to the proposed project. He expressed infrastructure concerns and the proximity to the Historic Willis Homestead.

Gerald Siegel, 701 Terrace Road, expressed concern with proper review associated studies that are required with submission of a land development plan.

EXECUTIVE SESSION

No executive session was held at this time.

OTHER BUSINESS/REPORTS

Police Chief Lash reported that due to the continuing increase of incidents in the Route 30 corridor specifically in the hotels located along Route 30 he has developed concept to establish a task force dedicated to patrolling the area in question. Chief Lash reported since 2020 Manchester Township has experienced 2,015 (Part 1 and Part 2 crimes) calls of which 60-65% are in the Route 30 corridor. Chief Lash stated the concept could include a task force of three (3) officers that if to begin by July 1, 2023 would be an estimated increase of \$186,265 to Manchester Township. Gregory Ball, 2524 Locust Drive, Dover, questioned utilizing technology such as license plate readers at the hotels. Chief Lash replied that license plate readers are currently being utilized in the area. The Board agreed to discuss the matter at future meetings.

As summarized in item #14 of the manager's report, Mr. James reported that he and Traffic Engineer Henise will be presenting the Greenbriar Road / Church Road intersection concept to the York Area Metropolitan Planning Organization Technical Committee on April 6, 2023.

APPROVAL OF VOUCHERS

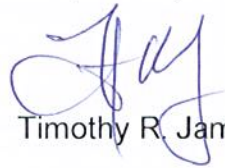
Mr. Miller made a motion, seconded by Ms. McCune, to approve the payments of the vouchers as listed on the Treasurer's Checks Vouchers Lists: February 28 and March 14, 2023.

Motion carried. Ayes-5 Nays-0.

ADJOURNMENT

Being no further business, Mr. Brandstedter adjourned the meeting at 7:37 p.m.

Respectfully submitted,



Timothy R. James, Secretary

TRJ/jas