

MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

June 14, 2022

MEETING

The Manchester Township Board of Supervisors held its regularly scheduled and duly advertised meeting on Tuesday, June 14, 2022, which was called to order at 6:00 p.m. by Chairperson Brandstedter.

PARTIES PRESENT

Rodney K. Brandstedter, Chairperson
John W. Inch, Jr., Vice-Chair
Beth Brennan, Supervisor
Debra K. McCune, Supervisor (virtual)
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, YAUFR Fire Chief
Nate Lankford, Recreation Director

PUBLIC COMMENT

Chairperson 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. Brennan made a motion, seconded by Mr. Inch, to approve the minutes of the regular scheduled May 10, 2022 and special May 19, 2022 meetings as amended.

Motion carried. Ayes-5 Nays-0.

UNFINISHED BUSINESS

York City Sewer Debt Correction Agreement Ratification

As summarized in item #2 of the manager's report and as a follow-up from action taken on May 19, 2022, Mr. Miller made a motion, seconded by Ms. Brennan, to ratify with corrected amounts the intermunicipal agreement amongst the York City Sewer connected municipalities for the debt service correction from 2008-2017.

Motion carried. Ayes-5 Nays-0

Ordinance #2022-05 - Northpoint LERTA

As summarized in item #3 of the manager's report and as a follow-up to action on March 8 and April 12, 2022, Ms. Brennan made a motion, seconded by Mr. Inch, to adopt Ordinance #2022-05 establishing the nine (9) parcels of 250+ acres in the Bear/Canal Roads area owned by Northpoint to be granted LERTA status for an eight (8) year period.

Motion carried. Ayes-5 Nays-0.

Canal Road Betterment Project Developers Agreement

As summarized in item #4 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 #5 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 Update

As summarized in item #6 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. Solicitor Young reminded the board an ordinance should be adopted by the end of September 2022.

Board Road Sanitary Sewer Project

As summarized in item #16.e, of the manager's report, Engineer Treglia reported on the Board Road Sanitary Sewer project and a change order with contractor Wexcon, Inc., for additional (up to 100' linear feet) sewer pipe installation to provide better pipe grades for a more efficient gravity flow of sanitary sewer has been completed. Ms. Brennan made a motion, seconded by Mr. Inch, to accept change order adjustment and authorize final payment of \$14,030.00 to Wexcon, Inc., for sanitary sewer work completed on Board Road.

Motion carried. Ayes-5 Nays-0.

NEW BUSINESS**Equity Development Partners – 85 Church Road – Final Subdivision Plan – Review #2022-11**

Adam Anderson of Site Designs Concepts, Inc. was present to present a final subdivision plan for Equity Development Partners – 85 Church Road, for the purpose of combining two lots into one to construct a 158,760 square foot industrial building. Mr. Anderson stated the proposed subdivision lot will total 12.27 acres.

Ms. Brennan made a motion, seconded by Mr. Inch, to approve the following waivers associated with the final subdivision plan:

- W1) A waiver from the SALDO Section 22-403 for the requirement to provide curbing.
- W2) A waiver from the SALDO Section 22-709 for the requirement to provide sidewalk.

Motion carried. Ayes-5 Nays-0

Ms. Brennan made a motion, seconded by Mr. Inch, to approve the final subdivision plan for Equity Development Partners – 85 Church Road subject to the completion of open items.

Motion carried. Ayes-5 Nays-0.

Equity Development Partners – 85 Church Road – Preliminary Land Development Plan – Review #2022-08

Adam Anderson of Site Designs Concepts, Inc. was present to present a preliminary 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. Mr. Inch questioned the number of fire hydrants on the plan. Chief Hoff confirmed his department's review was satisfied with the number (4) of hydrants proposed.

Ms. Brennan made a motion, seconded by Mr. Inch, to approve the following waivers associated with the preliminary land development plan:

- W1) A waiver from the SALDO Section 22-403 for the requirement to provide curbing.
- W2) A waiver from the SALDO Section 22-709 for the requirement to provide sidewalk.

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

Motion carried. Ayes-5 Nays-0.

Rezoning Petition – 3745 & 3755 Susquehanna Trail

As summarized in item #8 of the manager's report, Attorney Jayne Katherman, Barley Snyder Law, was present to present a rezoning petition request for properties at 3745 and 3755 Susquehanna Trail to be rezoned from currently zoned Agricultural (A) to Industrial (I) which is contiguous to the 250+ acres parcel (Northpoint) recently rezoned Industrial (I). After discussions, Mr. Miller made a motion, seconded by Mr. Inch, to send the rezoning petition request for 3745 & 3755 Susquehanna Trail from currently zoned Agricultural (A) to Industrial (I) be presented to both the township and county planning commissions for review and recommendation and schedule future public hearing when applicable.

Motion carried. Ayes-5 Nays-0.

Shentel Communications Presentation

As summarized in item #9 of the manager's report, Curt Kosko of Shentel Communications was present to present information on Shentel and Glo Fiber internet opportunity potential in Manchester Township.

RECOGNITION OF PUBLIC PRESENT

In accordance with Act 93 of 1998 (Sunshine Law), Mr. Brandstedter 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 provided recent police activities within the township.

Solicitor Young reported on activity related to potential short-term rental ordinance and proposed food digester/recycling facility. After a lengthy discussion, Mr. Brandstedter recommended including the short-term rental ordinance on future agendas.

APPROVAL OF VOUCHERS

Mr. Inch made a motion, seconded by Ms. Brennan, to approve the payments of the vouchers as listed on the Treasurer's Checks Vouchers Lists: May 11 - 25; May 26 - June 14, 2022.

Motion carried. Ayes-5 Nays-0.

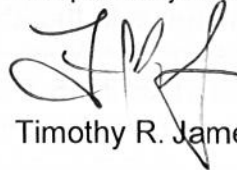
EXECUTIVE SESSSION

No executive session was held.

ADJOURNMENT

Being no further business, Mr. Inch made a motion to adjourn the meeting at 8:05 p.m.

Respectfully submitted,



Timothy R. James, Secretary

TRJ/jas