

MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

May 13, 2025

MEETING

The Manchester Township Board of Supervisors held its regularly scheduled and duly advertised meeting on Tuesday, May 13, 2025, which was called to order at 6 p.m. by Chairman Brandstedter.

PARTIES PRESENT

Rodney K. Brandstedter, Chair
Craig M. Miller, Vice-Chair
Debra K. McCune, Supervisor
Harry M. Long, Jr., Supervisor
David J. Chiaverini, Supervisor

Timothy R. James, Manager/Secretary
Kim A. Hackett, Asst. Secretary
Lawrence Young, Solicitor
B.J. Treglia, P.E., Staff Engineer
David Lash, NYCPRD Police Chief
Daniel Hoff, YAUFR Fire Chief

PUBLIC COMMENT

Mr. 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 to address any questions or concerns about non-agenda items.

APPROVAL OF MINUTES

Mr. Long made a motion, seconded by Ms. McCune, to approve the minutes of the April 8, 2025, meeting as amended.

Motion carried. Ayes-5, Nays-0.

UNFINISHED BUSINESS

Regional Comprehensive Plan

As summarized in item #2 of the manager's report, Dean Severson with Herbert, Rowland & Grubic, Inc., was present to provide background information associated with the development of a draft regional comprehensive plan between Manchester Township, Conewago Township and North York Borough. Mr. Brandstedter stated he appreciated the efforts of the regional comprehensive plan subcommittee and Manchester Township Planning Commission. Ms. McCune stated although good information is contained in the draft plan, it seems to be missing clear planning guidelines for Manchester Township. Ms. McCune suggested formatting changes to assist in clarifying goals. Mr. Brandstedter agreed and suggested changes or supplements be included to enhance the draft plan. Cathy Long, 131 Willis Road, suggested breaking the document out in sections specific to each municipality. Ramon Rios, 3214 Broad Street, questioned if York County would have the authority to amend or reject the plan if they did not agree with the township's plan. After further discussion, Mr. Long made a motion, seconded by Mr. Chiaverini, to adopt the draft regional comprehensive plan with the recommended edits and additions.

Motion carried. Ayes-5, Nays-0.

NEW BUSINESS

Albright Final Subdivision Plan – Review #2025-02

Chris Owens with Gordon Brown and Associates was present to present the Albright Final Subdivision Plan, 3320 Lewisberry Road. Mr. Owens reported that the proposed final subdivision plan would create seven (7) residential building lots at the terminus of the western cul-de-sac on East Hampshire Drive. Ms. McCune made a motion, seconded by Mr. Chiaverini, to approve the Albright Final Subdivision Plan (Review #2025-02) subject to the completion of open items.

Motion carried. Ayes-5, Nays-0.

Resolution #2025-12 – DCED Grant Submission

As summarized in item #4 of the manager's report, Mr. Miller made a motion, seconded by Mr. Long, to adopt Resolution #2025-12 authorizing the submission of a PA Department of Conservation and Natural Resources Flood Mitigation Grant in the amount of \$500,000 toward the Stillmeadow Park/Watershed Improvement Project, in addition authorize the chair or vice-chairperson to execute any documents related to said submission.

Motion carried. Ayes-5, Nays-0.

Sale of Surplus Equipment

As summarized in item #5 of the manager's report, Mr. Long made a motion, seconded by Mr. Miller, to authorize the following surplus items: 2007 Freightliner 55,000 GVRW Dump Truck with plow and spreader (\$13,600); 2009 Tarco 400 Windy Series Leaf Machine (\$4,700); 2006 Dynapac CC1000 Roller Compactor (\$9,000); 1993 Eager Beaver Woodchipper (\$3,249); and 1982 John Deere 570A Motor Grader (\$18,200) be sold to respective high bidders through Municibid online auction.

Motion carried. Ayes-5, Nays-0.

Stillmeadow Park/Watershed Easement Agreement

As summarized in item #6 of the manager's report, Solicitor Young provided details on the proposed Stillmeadow Park/Watershed Easement Agreement between Manchester Township, Stillmeadow Church of the Nazarene and Stillmeadow Farms HOA relative to the watershed improvement project. Ms. McCune made a motion, seconded by Mr. Long, to authorize the chair or vice-chairperson to execute the easement agreement between Manchester Township, Stillmeadow Church of the Nazarene and Stillmeadow Farms HOA related to the Stillmeadow Park/Watershed Improvement Project.

Motion carried. Ayes-5, Nays-0.

Well Isolation Distance Exemption

As summarized in item #7 of the manager's report, Mr. Long made a motion, seconded by Ms. McCune, to authorize the chair or vice-chairperson to execute the hold harmless agreement between 67 Old Mill Road property owners Susan Lehman and Benjamin Siegrist and Manchester Township to authorize the replacement septic system within the required one hundred (100') foot well isolation distance.

Motion carried. Ayes-5, Nays-0.

Sewer Capacity Transfer

As summarized in item #8 of the manager's report, Ms. McCune made a motion, seconded by Mr. Miller, to approve the sewer capacity transfer of seven (7) EDUs from Manchester Township to CCR Holdings, LLC (3220 Lewisberry Road).

Motion carried. Ayes-5, Nays-0.

Eagles View Park Development Bid Authorization

As summarized in item #9 of the manager's report, Mr. Miller made a motion, seconded by Mr. Long, to authorize staff and consultants to bid the appropriate portions (site work, stormwater facilities and conveyance, concrete and court surface work) of the development project for Eagles View Park.

Motion carried. Ayes-5, Nays-0.

PennDOT Emig Road Detour

As summarized in item #10 of the manager's report, Engineer Treglia reported that he had not received any information on a potential Summer of 2025 Emig Road detour request to date.

Temporary Road Closure Request

As summarized in item #11 of the manager's report, Mr. Long made a motion, seconded by Ms. McCune, to approve temporary road closure of Sinking Springs Lane from Susquehanna Trail to North George Street on May 14, 2025, for municipal road mowing activities.

Motion carried. Ayes-5, Nays-0.

RECOGNITION OF PUBLIC

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

Jana Lightner, 110 Monya Court, questioned Police Chief Lash on the proposed active shooter simulation installation (a beneficiary component of the proposed June 15, 2025, benefit concert).

OTHER BUSINESS/REPORTS

Police Chief Lash presented an activity update for Northern York County Regional Police Department.

Fire Chief Hoff presented an activity update for York Area United Fire and Rescue.

Mr. James reported on a few known details relating to the proposed June 15, 2025, benefit concert at Inch and Company, 2950 Lewisberry Road.

EXECUTIVE SESSION (7:22 – 8:03 p.m.)

Mr. Brandstedter called for an executive session to discuss legal matters related to Penn Avenue Partners, LLC property at 1201 Pennsylvania Avenue.

APPROVAL OF VOUCHERS

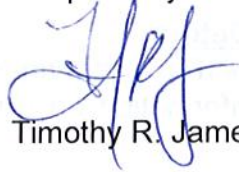
Mr. Miller made a motion, seconded by Mr. Chiaverini, to approve the payments of the vouchers listed on the Treasurer's Check Vouchers Lists: April 22 and May 13, 2025.

Motion carried. Ayes-5, Nays-0.

ADJOURNMENT

Being no further business, Mr. Brandstedter made a motion to adjourn the meeting at 8:04 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'T. James', is written over the printed name.

Timothy R. James, Secretary

TRJ/jah