

MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

January 3, 2022

MEETING

The Manchester Township Board of Supervisors held its regularly scheduled and duly advertised meeting on Tuesday, January 3, 2022, which was called to order at 6:30 p.m. by Chairperson Brandstedter.

PARTIES PRESENT

Rodney K. Brandstedter, Chairperson	Timothy R. James, Manager/Secretary
John W. Inch, Jr., Vice-Chair	Danelle L. Goodwin, Asst. Secretary
Beth Brennan, Supervisor	Lawrence V. Young, Solicitor
Debra K. McCune, Supervisor	BJ Treglia, C.S. Davidson, Inc.
Craig Miller, Supervisor	Daniel Hoff, YAUFR Fire Chief
	David Lash, NYCRPD Police Chief

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 Ms. McCune, to approve the rezoning public hearing and regular meeting minutes of the December 14, 2021.

Motion carried. Ayes-4 Nays-0 (Miller abstained).

UNFINISHED BUSINESS

Stormwater Matters

As summarized in item #2 of the manager's report, Solicitor Young, Engineer Treglia and Mr. James reported on discussions and plans associated with the stormwater in the Chesterbrook Development. Mr. Treglia also provided an update on the State Street sinkhole analysis.

York City Sewer – Intermunicipal Agreement

As summarized in item #3 of the manager's report, Mr. James reported that there has been no further action regarding the York City Sewer – Intermunicipal Agreement since the last Board of Supervisors meeting.

York City Sewer Treatment Plant

As summarized in item #4 of the manager's report, Mr. James provided a status report on the development of the City of York's process on the sale of the York City Sewer Treatment Plant and the City collection system. Mr. James stated the working group continues to prepare for PUC hearings and future discussions with PA American Water.

Mr. James also stated that the City of York received and accepted a high bid of \$235 million for the sale of the City Sewer System from PA American Water.

Canal Road Betterment Project Developers Agreement

As summarized in item #5 of the manager's report, Mr. James and Solicitor Young reported the receipt of an October 7, 2020 updated draft developer's agreement but are awaiting final comments from the Canal Road Betterment Group with the anticipation a proposed agreement for the Board's consideration in the near future.

Alert Fire Company

As summarized in item #6 of the manager's report, the Board continued discussions regarding a request for funding assistance for capital improvements planned for the Alert Fire Company station at 3118 North George Street. After discussions, the Board requested further future discussions and the Solicitor to research a potential agreement with Alert Fire Company if a township contribution is approved.

NEW BUSINESS

Expressway Commerce Center – Preliminary Land Development Plan – Review #2021-09

Ms. Brennan made a motion, seconded by Mr. Inch, to table the Expressway Commerce Center preliminary land development plan until the February 8, 2022 meeting.

Motion carried. Ayes-5 Nays-0.

Shiloh Veterinary Clinic – Final Land Development Plan – Review #2021-14

Ms. McCune made a motion, seconded by Ms. Brennan, to table the Shiloh Veterinary Clinic final land development plan until the February 8, 2022 meeting.

Motion carried. Ayes-5 Nays-0.

RPC YORK 2199, LLC – Final Land Development Plan – Review #2021-15

Tom Englerth of Site Design Concepts was present to present the final land development plan for RPC York 2199, LLC. Mr. Englerth stated his client is proposing to construct additional storage facilities to the existing commercial storage development at 1099 Parklyn Drive (10.694 acres zoned Commercial). Ms. Brennan questioned the lack of receipt of comments from the Fire Chief.

Mr. Inch made a motion, seconded by Ms. McCune, to approve the following waiver request:

1. SALDO Section 22-404 for the requirement and process of preliminary plan approval.

Motion carried. Ayes-5 Nays-0.

Mr. Inch made a motion, seconded by Ms. McCune, to approve the RPC York 2199, LLC final land development plan (Review #2021-15) subject to the completion of open items.

Motion carried. Ayes-5 Nays-0.

Gray Apple Village – Final Reverse Subdivision Plan – Review #2021-16

Mr. Inch left the meeting at this time. Doug Matthews of David Miller Associates, Inc. was present to present the final reverse subdivision plan for Gray Apple Village. Mr. Matthews stated the proposed plan was to combine five (5) lots into one (1) to create a 28-parcel subdivision at 2705 Locust Lane in a Residential Medium (RM) zoning density.

Ms. Brennan made a motion, seconded by Mr. Miller, to approve the following waiver requests:

1. A waiver for the Subdivision and Land Development Ordinance, Section 22-404, for the requirement and process of preliminary plan approval.
2. A waiver from the SALDO, Section 22-702, for the requirement of no obstructions above 30" within the defined clear sight triangle. Contingent upon providing the Safe Stopping Site Distance (SSSD) for the driveway.

Motion carried. Ayes-4 Nays-0.

Ms. Brennan made a motion, seconded by Mr. Miller, to approve the Gray Apple Village final reverse subdivision plan (Review #2021-16) subject to the completion of any open items.

Motion carried. Ayes-4 Nays-0.

YAUFR 2022 Budget Amendment

Mr. Inch rejoined the meeting at this time. As summarized in item #8 of the manager's report, Fire Chief Hoff provided a status that the proposed 2022 YAUFR budget has not been approved by all municipalities and due to the requirement of the YAUFR charter agreement to have an annual budget approved by over 75% of charter municipalities the budget would revert to the previously adopted budget. Chief Hoff presented a proposed amended 2022 YAUFR budget that is lower (\$65,586.74) than the Manchester Township adopted budget contribution of \$3,296,400. Mr. Inch made a motion, seconded by Ms. Brennan, to approve the amended 2022 YAUFR budget in the amount of \$3,232,813.26.

Motion carried. Ayes-5 Nays-0.

Resolution #2022-04 – Capital Reserve Projects

Ms. Brennan made a motion, seconded by Mr. Inch, to adopt Resolution #2022-04 that approves the use of capital reserve funds for projects that were contained in the adopted 2022 capital reserve budget and fund balance.

Motion carried. Ayes-5 Nays-0.

Mundis Race Road

Mr. Inch made a motion, seconded by Ms. Brennan, to authorize the Solicitor to advertise a proposed ordinance to establish a maximum speed limit of 40 MPH on Mundis Race Road; establish truck restrictions on portions of Emig Road, Mundis Race Road; and establish alternative truck route in the area.

Motion carried. Ayes-4 Nays-0 (Brandstedter abstained).

RECOGNITION OF PUBLIC PRESENT

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

MANAGER'S REPORT

No further business was discussed.

OTHER BUSINESS/REPORTS

Police Chief Lash presented two new projects currently underway with Northern York County Regional Police. Chief Lash reported on the inclusion of the Blue Guardian program (drug information sharing) and a mental health professional at the department to assist in mental health calls.

The Board requested an update on the Woodland View Drive speed humps. Mr. James stated that the speed humps will be removed in advance of a forecasted snowstorm and reinstalled in the spring unless otherwise directed by the Board. Mr. James reported that the data collection relative to traffic impact has not been concluded to date.

APPROVAL OF VOUCHERS

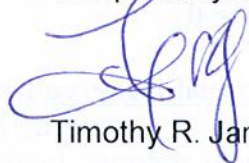
Ms. Brennan made a motion, seconded by Mr. Inch, to approve the payments of the vouchers as listed on the Treasurer's Checks Vouchers Lists: December 15 - 28, 2021 and December 29 – January 3, 2022.

Motion carried. Ayes-5 Nays-0.

ADJOURNMENT

Being no further business, Mr. Brandstedter made a motion to adjourn the meeting at 7:44 p.m.

Respectfully submitted,



Timothy R. James, Secretary