

MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

June 11, 2019

MEETING

The Manchester Township Board of Supervisors held its regularly scheduled and duly advertised meeting in the public meeting room of the Manchester Township Municipal Services Complex, 3200 Farmtrail Road, York, Pennsylvania, 17406 on Tuesday, June 11, 2019, which was called to order at 7:00 p.m. by Chairperson Wingert.

PARTIES PRESENT

Lisa D. Wingert, Chairperson
Rodney Brandstedter, Vice-Chair
David Brosend, Supervisor
Beth Brennan, Supervisor
John W. Inch, Jr., Supervisor (7:17 p.m.)

Timothy R. James, Manager/Secretary
Debra K. McCune, Assistant Secretary
Stewart Olewiler, Zoning/Planning Officer
Lawrence V. Young, Solicitor
B.J. Treglia, P.E., C.S. Davidson, Inc.
Daniel Hoff, YAUFR Fire Chief

PUBLIC COMMENT

Chairperson Wingert called the regularly scheduled supervisors meeting to order and invited the public to ask questions or offer comments about any item on the agenda as the board considers each item. She advised that the board would recognize the public at the conclusion of agenda items for any questions or concerns about non-agenda items.

APPROVAL OF MINUTES

Ms. Brennan made a motion, seconded by Mr. Brandstedter, to approve the meeting minutes of both the May 14, 2019 and May 15, 2019 special meeting for rezoning request, as submitted.

Motion carried. Ayes-4 Nays-0.

UNFINISHED BUSINESS

Rezoning Petition – West Side of 2700 Block of Susquehanna Trail

As summarized in item #2 of the manager's report, Ms. Wingert reported that a special meeting was held on May 15, 2019 to hear testimony on the rezoning petition request from Residential Low Density (RL) to Residential High Density (RH) for five (5) parcels on the west side of the 2700 Block of Susquehanna Trail. An estimated thirty-four (34) people were in attendance for the agenda item. Ann Harris, 2755 Lewisberry Road, questioned the board's timeline to make a decision. James Sliver, 10 Central Avenue, questioned if the rezoning was approved and the developers changed, would the new developers be required to submit new plan approvals. Keith Hamilton, 2792 Meadowbrook Boulevard, expressed concern with the potential of added traffic in his neighborhood. Mr. Brandstedter made a motion, seconded by Ms. Brennan, to deny the request to rezone the five (5) parcels on the west side of the 2700 Block of Susquehanna Trail from Residential Low Density (RL) to Residential High Density (RH).

Motion carried. Ayes-3 Nays-1 (Wingert opposed).

DEP Consent Order and Agreement/Interceptor Project

As summarized in item #3 of the manager's report, Mr. James reported that the executed Consent Order and Agreement, approved by the board on January 2, 2018, and \$1,000 fine relative to the April 2014 bypass pumping activities, was received by Pennsylvania Department of Environmental Protection (DEP) on January 22, 2018. Engineer Treglia reported that the municipal authority has authorized the project to be advertised for bid on March 10, 2018, with bid opening occurring on April 6, 2018. Mr. Treglia reported that an update to the Corrective Action Plan to include the contract schedule has been completed and approved by the board in March 2018. The board provided guidance to the staff to continue to utilize existing sewer funds to pay the interceptor costs and provide financial updates to the board as the project continues. Mr. Treglia updated the board on the interceptor project and reported that the project is substantially complete.

York City Sewer – Intermunicipal Agreement

As summarized in item #4 of the manager's report, Solicitor Young and Mr. James reported that there has been no further action regarding the York City Sewer – Intermunicipal Agreement since the last board of supervisors meeting.

NEW BUSINESS**Wheatfield (Summerset Meadows) Phase 2 – Final Subdivision – Review #2018-11 (Mr. Inch arrived at this point of the meeting - 7:17 p.m.)**

John Jaffe of TriCorner Communities, LLC, was present to present a final 29 – lot subdivision on 17.343 acres located along the south side of the 3600 block of Raintree Road. Mr. Jaffe reported that in discussions with township staff and township traffic engineer, Edwards Avenue between Central Avenue and Susquehanna Trail should be considered to be changed to one way westbound to prohibit traffic to access Susquehanna Trail due to limited sight distance.

Mr. Brandstedter made a motion, seconded by Mr. Brosend, to approve the following waiver:

- W1) Section 22-401.C.1 of the Manchester Township Code of Ordinances requiring the scale for main drawings must be an even multiple of 10, i.e., 1" = 100'. The existing plan scale is 1" = 150'.

Motion carried. Ayes-5 Nays-0.

Mr. Brandstedter made a motion, seconded by Mr. Brosend, to approve the proposed final subdivision plan, Wheatfield (Summerset Meadows) Phase 2, Review #2018-11 subject to completion of open items.

Motion carried. Ayes-5 Nays-0.

R3 Sons LLC – 15 Marianne Drive – Final Land Development – Review #2019-05

Scott DeBell of Site Design Concepts, Inc. was present to present a final land development plan for a 24,000 square foot building for manufacturing located at 15

Marianne Drive. Mr. DeBell reported that the proposed final land development plan requires approval from East Manchester Township as well due to stormwater facility discharge would flow to East Manchester Township.

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

- W1) From Section 22-405 of the SALDO for the submission and approval of a preliminary plan.
- W2) From Section 26.131.k of the Stormwater Management Ordinance requirement that stormwater management facilities must meet the building setback requirements.

Motion carried. Ayes-5 Nays-0.

Mr. Brandstedter made a motion, seconded by Ms. Brennan, to approve the proposed final land development plan, Review #2019-05, subject to completion of open items.

Motion carried. Ayes-5 Nays-0.

York County Visitors Bureau

As summarized in item #6 of the manager's report, Louise Heine of the York County Visitor's Bureau was in attendance to update the board on current and future plans relative to the visitor's bureau.

Annual MS4 Presentation

The annual Municipal Separate Storm Sewer Systems (MS4) presentation was tabled to a future meeting.

Block Party – Road Closure Request

As summarized in item #8 of the manager's report, Mr. Brosend made a motion, seconded by Mr. Inch, to authorize the temporary closing of a section of the 2000 block of Bernays Drive on Saturday, August 17, 2019 (no rain date) from 3 p.m. to 9 p.m. to hold a neighborhood block party.

Motion carried. Ayes-5 Nays-0.

Resolution #2019-13 – Liquor License #E-718 Merger – 1747 Beer & Wine LLC to CHR Corporation

As summarized in item #9 of the manager's report, Mr. Brandstedter made a motion, seconded by Ms. Brennan, to adopt Resolution #2019-13 acknowledging the merger of Eating Place Malt Beverage Liquor License #E-718 at 2251 North George Street from 1747 Beer & Wine, LLC to CHR Corp., both entities of the Rutter's Corporation.

Motion carried. Ayes-5 Nays-0.

RECOGNITION OF PUBLIC PRESENT

In accordance with Act 93 of 1998 (Sunshine Law), Ms. Wingert recognized any members of the audience who wished to address the board.

Lauren Russell, 3467 Fox Pointe Drive, provided a suggestion to have plans projected on a screen in order for the public to view easier.

Keith Hamilton, 2792 Meadowbrook Boulevard, reiterated his concern with speeding and truck traffic on Meadowbrook Boulevard.

MANAGER'S REPORT

Item #20 - Mr. Brandstedter made a motion, seconded by Ms. Brennan, to authorize the Solicitor to file liens for property owners who have not paid their Ridings Stormwater Management Facility maintenance fee.

Motion carried. Ayes—4 Nays—1 (Brosend opposed).

Item #21 - Ms. Brennan made a motion, seconded by Mr. Brandstedter, to approve the request to close Brandywine Lane/Kayla Boulevard from Stillmeadow Lane to Greenbriar Road on October 12, 2019 from 8:45 a.m. – 10:30 a.m. for a 5K-road race sponsored by Joyful Noise Preschool/Zion Lutheran Church.

Motion carried. Ayes-5 Nays-0.

EXECUTIVE SESSION (8:40 – 9:03 p.m.)

Ms. Wingert called an executive session to discuss labor matters associated with York Area United Fire and Rescue.

OTHER BUSINESS/REPORTS

Mr. James reported the receipt and distribution of fire, police and engineer's monthly reports.

Mr. Brandstedter made a motion, seconded by Ms. Wingert, to initiate an update of the township-wide comprehensive plan. Motion carried. Ayes-5 Nays-0.

Ms. Wingert made a motion, seconded by Mr. Brandstedter, to direct the staff to send letters to local state legislators showing support for the proposed House Bill 959 – Imposing Fees on Municipalities Using State Police Services. Motion carried. Ayes-5 Nays-0.

Zoning/Planning Officer Olewiler provided an update to a draft preliminary land development plan for Core 5 Industrial Partners, LLC, located at the former Codorus Stone Site on Mundis Race Road, which was presented to the Manchester Township Planning Commission on May 22, 2019.

APPROVAL OF VOUCHERS

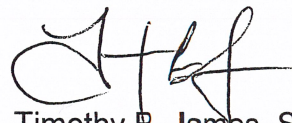
Mr. Brandstedter made a motion, seconded by Ms. Brennan, to approve the payments of the vouchers as listed on the Treasurer's Checks Vouchers Lists: May 15-28; May 29-June 11, 2019.

Motion carried. Ayes-5 Nays-0.

ADJOURNMENT

Being no further business, Mr. Brandstedter made a motion to adjourn the meeting at 9:03 p.m.

Respectfully submitted,

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

Timothy R. James, Secretary

TRJ/jas

