

# MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

August 11, 2020

## MEETING

The Manchester Township Board of Supervisors held its regularly scheduled and duly advertised meeting on Tuesday, August 11, 2020, which was called to order at 7:00 p.m. by Chairperson Wingert. Due to Governor Wolf's July 16, 2020 action to limited gatherings to no more than 25 people due to COVID-19, the public meeting was held both in person and virtual.

## PARTIES PRESENT

Lisa D. Wingert, Chairperson  
Rodney Brandstedter, Vice-Chair  
Beth Brennan, Supervisor  
John W. Inch, Jr., Supervisor  
Debra K. McCune, Supervisor

Timothy R. James, Manager/Secretary  
Danelle L. Goodwin, Asst. Secretary  
Lawrence V. Young, Solicitor  
BJ Treglia, C.S. Davidson, Inc.  
Daniel Hoff, YAUFRR Fire Chief (Virtual)  
Stewart S. Olewiler, Zoning/Planning

## EXECUTIVE SESSION COMMENT

Chairperson Wingert announced that on August 3, 2020 from 6:00 – 8:04 p.m., members of the Board of Supervisors participated in an executive session regarding the sale of property at the York City Wastewater Treatment Plant.

## PUBLIC COMMENT

Chairperson Wingert 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 the agenda items for any questions or concerns about non-agenda items.

## APPROVAL OF MINUTES

Mr. Brandstedter made a motion, seconded by Ms. Brennan, to approve the meeting minutes of the July 14, 2020 meeting as submitted.

Motion carried. Ayes-5 Nays-0.

## UNFINISHED BUSINESS

### York City Sewer – Intermunicipal Agreement

As summarized in item #2 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.

### York City Sewer – Debt Service Payment Reconciliation

As summarized in item #3 of the manager's report, Mr. James reported that on February 25, 2020 York City Sewer Authority user's group meeting discussions were held relative to the York City Sewer Authority debt reconciliation matter discovered in 2017. Mr. James reported that the overpaid municipalities are requesting a reconciliation plan for payback from the underpaid municipalities. Mr. James reported that no updated information is available at this time.

**Canal Road Betterment Project Developers Agreement**

As summarized in item #4 of the manager's report, Solicitor Young reported review of a "red-lined" Canal Road betterment project agreement, but he was not in receipt of a final copy for the board's consideration. The board took action on May 12, 2020 to table action until a future date. Mr. James and Solicitor Young reported no further information available at this time.

**Ordinance #2020-05 – Handicap Parking Area – 3238 Broad Street**

As summarized in item #5 of the manager's report, Solicitor Young reported that the proposed Ordinance #2020-05 had been advertised as required on July 28, 2020. Ms. Brennan made a motion, seconded by Ms. McCune, to adopt Ordinance #2020-05 creating a handicap parking space at 3238 Broad Street.

Motion carried. Ayes-5 Nays-0.

**NEW BUSINESS****740 Springs LLC – Review #2020-05 – Final 2 Lot Residential Subdivision Plan**

Del Hauck was present to present a final two (2) lot residential subdivision plan for 6.516 net acres located along the east side of the 3100 block of Lewisberry Road in a Residential Low Density (RL) zoning district. Mr. Hauck requested one lot to be divided into two lots with one lot 2.994 acres and the second 4.4729 acres. Mr. Brandstedter made a motion, seconded by Ms. McCune, to approve the final two (2) lot residential subdivision plan for the east side of the 3100 block of Lewisberry Road (Review #2020-05) condition to the completion of open items.

Motion carried. Ayes-5 Nays-0.

**Farmbrook Lane Associates LLC – Review #2020-06 – Final Reverse Subdivision Plan**

Scott DeBell of Site Design Concepts, was present to present the final three (3) lot final reverse subdivision plan to create a 3.755 acre parcel on the southwest corner of Farmbrook Lane and Farmtrail Road in an Industrial (I) zoning district. Mr. DeBell requested the reverse subdivision plan due to expansion of the component assembly business at said location. Mr. Brandstedter made a motion, seconded by Ms. Brennan, to approve the final reverse subdivision plan to create a 3.755 acre parcel on the southwest corner of Farmbrook Lane and Farmtrail Road (Review #2020-06) condition to the completion of open items.

Motion carried. Ayes-5 Nays-0.

**Farmbrook Lane Associates LLC – Review #2020-07 – Final Land Development Plan**

Scott DeBell of Site Design Concepts, was present to present the final land development plan for a 15,424 square foot expansion to an existing 24,387 square foot industrial building located at 600 Farmbrook Lane in an Industrial (I) zoning district. Mr. DeBell reported on the proposed additional stormwater requirements and the request to for additional parking. Mr. Brandstedter made a motion, seconded by Mr. Inch, to approve the final land development plan for the 15,424 square foot expansion to

existing industrial facility located at 600 Farmbrook Lane (Review #2020-07) condition to the completion of open items.

Motion carried. Ayes-5 Nays-0.

### **York City Sewer Treatment Plant**

As summarized in item #7 of the manager's report, Mr. James provided a status report on the development of the City of York's process on considering the sale of the York City Sewer Treatment Plant and the City collection system. Solicitor Young provided information on the logistics for the connective user municipalities (Manchester Township, Spring Garden Township, West Manchester Township, York Township and North York Borough) to form a regional sewer authority with the goal of providing the City of York an alternative to selling the sewer facilities to a private entity. After further discussions, Mr. Brandstedter made a motion, seconded by Mr. Inch, to advertise a special public meeting for September 15, 2020 at 4 p.m. to consider Manchester Township's participation in creation of a regional sewer authority along with other York City Sewer Treatment Plant user municipalities.

Motion carried. Ayes-5 Nays-0.

Additionally, Ms. McCune made a motion, seconded by Mr. Brandstedter, to ratify Mr. James' execution of the conflict of interest letter presented to Manchester Township by Attorney Steve Hovis of Stock and Leader, on behalf of his legal representation of the consideration of a regional sewer authority.

Motion carried. Ayes-5 Nays-0.

### **York City Sewer Authority – Interceptor Master Plan Agreement**

As summarized in item #8 of the manager's report, Mr. James reported the York City Sewer Authority has requested consideration of an interceptor master plan be completed by Buchar Horn as part of an ongoing requirement by Pennsylvania Department of Environmental Protection. After discussion, Mr. Brandstedter made a motion, seconded by Ms. McCune, to table action on interceptor master plan agreement until a later time.

Motion carried. Ayes-5 Nays-0.

### **Rezoning Petition – Inch's Properties, LLC – West Side 2700 Block of Susquehanna Trail**

Mr. Inch recused himself from the meeting at this point (7:37 p.m.). As summarized in item #9 of the manager's report, Zoning/Planning Officer Olewiler reported the receipt of a petition for rezoning for six (6) land parcels on the west side of the 2700 block of Susquehanna Trail at an approximate combine area of 11.6 acres, from the current Residential Low Density (RL) to Residential Medium Density (RM). Attorney Christian Miller of MPL Law Firm and Developer Jeff Inch participated in the petition for rezoning discussion to provide additional details on the request. Mr. Brandstedter made a motion, seconded by Ms. Brennan, to authorize the planning commissions (township and county) review a re-zoning request of 11.6 acres of land located north of Locust Lane between Lewisberry Road and Susquehanna Trail from Residential Low Density

(RL) to Residential Medium Density (RM) and schedule a future public hearing for said re-zoning request.

Motion carried. Ayes-4 Nays-0.

### **RECOGNITION OF PUBLIC PRESENT**

Mr. Inch rejoined the meeting at 7:45 p.m.

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

### **MANAGER'S REPORT**

Item #13 - Mr. James reviewed issues associated with the August 7, 2020 rain event of 3+ inches in less than 2 hours for portions of the township.

### **OTHER BUSINESS/REPORTS**

Mr. James reported the distribution of fire, police and engineer's monthly reports. Mr. James also reported the distribution of the 2019 recreation annual report.

Mr. Brandstedter reported on recent communication between Northern York County Regional Police Department and Northeastern Regional Police Department regarding police service options.

Zoning/Planning Officer Olewiler provided a status report on the sale of 3.7 acres of commercial property within the Spring Meadows Planned Residential Development with the possible future intent to seek a zoning change from commercial to residential low density. Brandon Bankert, new owner of the tract, provided affirmation of Mr. Olewiler's report.

### **APPROVAL OF VOUCHERS**

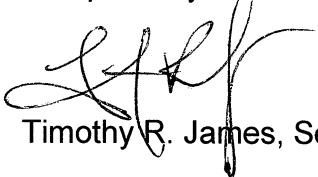
Mr. Brandstedter made a motion, seconded by Ms. Brennan, to approve the payments of the vouchers as listed on the Treasurer's Checks Vouchers Lists: July 15 – 28; and July 29 – August 11, 2020.

Motion carried. Ayes-5 Nays-0.

### **ADJOURNMENT**

Being no further business, Mr. Brandstedter made a motion to adjourn the meeting at 8:03 p.m.

Respectfully submitted,



Timothy R. James, Secretary

TRJ/jas