

MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

May 11, 2021

MEETING

The Manchester Township Board of Supervisors held its regularly scheduled and duly advertised meeting on Tuesday, May 11, 2021, held both in person and virtually, which was called to order at 7:35 p.m. by Chairperson Wingert.

PARTIES PRESENT

Lisa D. Wingert, Chairperson
Rodney K. 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, YAUFR Fire Chief
Dave Lash, NYCPRD Police Chief

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 April 13, 2021 meeting as submitted.

Motion carried. Ayes-5 Nays-0.

UNFINISHED BUSINESS

Ordinance #2021-04 – Rezoning West Side 2200 Block of Susquehanna Trail

As summarized in item #2 of the manager's report and as a follow-up from the required public hearing on May 11, 2021, Kathy Conley of RGS Associates presented a rezoning petition request for the west side of the 2200 block of Susquehanna Trail. Ms. Conley stated the zoning may amendment request to change approximately 300 feet of Office (O) zone to Residential High (RH) density. Mr. Brandstedter expressed concern that the change in zone would increase the housing units on the current Residential High (RD) zone. Mr. Brandstedter made a motion, seconded by Ms. Wingert, to adopt Ordinance #2021-04 amending the zoning map for the street frontage (approximately 300 feet) of parcel on the west side of the 2200 block of Susquehanna Trail from Office (O) zone to Residential High (RH) density.

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

York City Sewer – Intermunicipal Agreement

As summarized in item #3 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 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. Mr. James also reported that on April 6, 2021 City Council voted to finalize the Asset Purchase Agreement for the sale of the treatment plant and collection system.

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 comments from East Manchester and Conewago Townships.

Public Water Easement Request

As summarized in item #6 of the manager's report, Engineer Treglia and Solicitor Young provided background on an easement request from Jehovah Witness, 932 Church Road, to access public water from Parkwood and Hummel Drive area through Cousler Park, due to current testing indicating bacteria in well. Solicitor Young reported that he is awaiting an executed agreement from the Jehovah Witness Brandywine Congregation before requesting Board of Supervisors consideration.

Woodland View Road – Traffic Survey

As summarized in item #8 of the manager's report, Mr. James reported a requested survey was completed for residents on Woodland View Drive and the surrounding area and results were distributed to the board. Mr. James stated the survey results were broken into Woodland View Drive residents only and a total compilation with all residents in the area included. Linda and John Spillman, 478 Woodland View Drive, were present to express concern with speeding and truck traffic and provided recent experiences of the like. Ed Young, 211 Haybrook Drive, expressed concern with speeds on Haybrook Drive, but also the impact on Haybrook Drive if speed control devices on Woodland View Drive were installed. After a lengthy discussion, Ms. Wingert made a motion, seconded by Mr. Brandstedter to direct staff to install temporary speed humps at a maximum of \$10,000 on Woodland View Drive.

Motion carried. Ayes-5 Nays-0.

NEW BUSINESS**3620 & 3640 North George Street – Final Reverse Subdivision – Review #2020-12**

Blaine Markel of James R. Holley & Associates was present to present the final reverse subdivision plan for 3620 & 3640 North George Street to combine 3.27 acre and 2.13 acre parcels in an Industrial (I) zoned district. Mr. Markel provided feedback on the existing stormwater facility and minor impact to it.

Mr. Brandstedter made a motion, seconded by Mr. Inch, to approve the final reverse subdivision for 3620 & 3640 North George Street (Review #2020-12) subject to the completion of open items.

Motion carried. Ayes-5 Nays-0.

3650 Board Road – Final Land Development Plan – Review #2020-11

Mr. James reported no representative for the plan was present and the plan should be considered at a future meeting.

Farmbrooke Meadows – Phase 1 Final Subdivision Plan – Review #2021-03

John Runge of Gordon L. Brown Associates, Inc., was present virtually to present the final subdivision plan for phase 1 of Farmbrooke Meadows residential development in a Residential Low (RL) zoning district. Mr. Runge reported on the emergency access matter that the board previously discussed. Mr. Brandstedter expressed concern with the number of open items related to the plan. Engineer Treglia provided feedback on the open items and stated none of the items are major.

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

- a) Wentworth Way and Foxcroft Way should both have emergency access as originally requested by fire services. An emergency access for Foxcroft Way appears to be unlikely; and a waiver of this requirement may need to be requested. (CS-10).

Motion carried. Ayes-5 Nays-0.

Mr. Brandstedter made a motion, seconded by Ms. McCune, to approve the final subdivision plan for Farmbrooke Meadows Phase 1 (Review #2021-03) subject to the completion of open items.

Motion carried. Ayes-5 Nays-0.

Rezoning Petition – 700 N. George Street Associates, Ltd.

As summarized in item #9 of the manager's report, John Sommer of 700 N. George Street Associates, Ltd., presented virtually a rezoning petition to amend the zoning map/ordinance for three (3) parcels of land collectively known as Prospect Hill Cemetery at 700 North George Street. Mr. Sommer stated the petition states the rezoning request from the current Residential Low (RL) to 48.8 acres to Residential High (RH) density and 6.6 acres to Commercial © density. Ms. Wingert made a motion, seconded by Mr. Brandstedter, to forward the petition request onto both the township and county planning commissions for review and recommendation.

Motion carried. Ayes-5 Nays-0.

NYCRPD Headquarters Assessment

As summarized in item #10 of the manager's report, Police Chief Lash was present to discuss police headquarters building assessment and the future capital improvement needs associated with the complex. Chief Lash and Mr. Brandstedter provided feedback on the space limitations with the current complex.

Lewisberry / Church Roads – Road Survey

As summarized in item #11 of the manager's report, Mr. James discussed correspondence from Carl Rutter, 598 Church Road, regarding truck traffic and turning movements on Lewisberry and Church Roads. After a brief discussion, Ms. McCune made a motion, seconded by Mr. Brandstedter, to authorize the staff send a road survey (truck traffic) request to PennDOT for Lewisberry and Church Roads.

Motion carried. Ayes-5 Nays-0.

Sanitary Sewer Transfer Request

As summarized in item #12 of the manager's report, Ms. Brennan made a motion, seconded by Mr. Brandstedter, to approve the following reserved sewer transfer:

- a) Transfer one (1) EDU of (300 GPD) of Dover Township Wastewater Treatment Plant from John Davis & Marsha Bornt to Dorothy Clarke for property at 2975 Stillmeadow Lane.

Motion carried. Ayes-5 Nays-0.

RECOGNITION OF PUBLIC PRESENT

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

Will Clark of York County Planning Commission participated virtually to report the transportation department of York County Planning Commission is offering virtual open housing to provide details on the York Area Metropolitan Planning Organization's completion of the York County Comprehensive Plan for planning direction for planning in the years 2021-2045.

EXECUTIVE SESSION

No executive session was held at this time.

MANAGER'S REPORT

Item #25 - Ms. Brennan made a motion, seconded by Ms. Wingert, to approve reserved sewer capacity for the following:

Transfer thirty-eight (38) EDUs of (13,300 GPD) of Springettsbury Township Wastewater Treatment Plant from Heritage Business Park, LP to Core 5 Industrial Partners, LLC for property at 231 Morgan Lane.

Motion carried. Ayes-4 Nays-1 (Brandstedter opposed).

Item #26 - Ms. Brennan made a motion, seconded by Mr. Brandstedter, to approve the temporary closing of a section of Taft Avenue on Friday, June 18, 2021 (rain date June 25, 2021) from 10 a.m. to 10 p.m. to hold a neighborhood block party.

Motion carried. Ayes-5 Nays-0.

- Item #27 - Solicitor Young reported on the recent of letter from York County Solicitor Pokrifka of the county's intention not to accept as dedicated Lot 6 of the Core 5 at Codorus Creek project but would like the municipalities to consider preserving the tract for recreational use. After discussion, the board provided guidance to Solicitor Young to respond to the county with the intention to keep the tract as it is currently zoned.
- Item #29 - As a requested follow up to previous board action regarding the retention and disposition schedule, Ms. Wingert made a motion, seconded by Mr. Brandstedter, to revise the retention and disposition schedule to include the disposal of W-2 payroll records and election certificates previously omitted from the previous action.

Motion carried. Ayes-4 Nays-1 (McCune opposed the disposal of election certificates).

OTHER BUSINESS/REPORTS

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

Police Chief Lash reported on NYCRPD Open House on May 18, 2021.

APPROVAL OF VOUCHERS

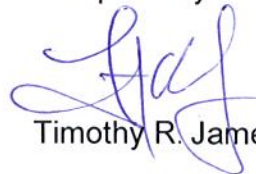
Mr. Brandstedter made a motion, seconded by Ms. McCune, to approve the payments of the vouchers as listed on the Treasurer's Checks Vouchers Lists: April 14 – 27; and April 28 – May 11, 2021.

Motion carried. Ayes-5 Nays-0.

ADJOURNMENT

Being no further business, Mr. Brandstedter made a motion to adjourn the meeting at 9:22 p.m.

Respectfully submitted,



Timothy R. James, Secretary

TRJ/jas