

PUBLIC BOARD MEETING MINUTES

June 27, 2024

Chairman Harlacher called the meeting to order at 7:04 p.m.

ATTENDANCE:

Supervisors Present:	Steven Harlacher – Chairman Ron Ruman – Vice Chairman George Margetas – Supervisor
Staff Present:	Lori Trimmer – Parks & Recreation Keith Whittaker – Finance Clif Laughman – Fire Chief John Snyder – Police Chief Kelly Kelch – Township Manager Rainer Niederoest - Engineer Rachelle Sampere – Zoning & Codes Andrew Herrold – Solicitor Rich Shaw - Public Works Stephanie Badin – Stenographer

CALL TO ORDER:

A. The Pledge of Allegiance was recited.

EXECUTIVE SESSION:

Chairman Harlacher announced there was an executive session held prior to tonight's meeting to discuss personnel matters.

PUBLIC COMMENT:

None

APPROVAL OF MINUTES:

A. The minutes of the May 23, 2024, Public Meeting were provided for approval.
Motion to approve the Public Meeting Minutes of May 23, 2024, as presented.

MOTION:	R. Ruman
SECOND:	S. Harlacher
MOTION PASSED UNANIMOUSLY	

OPEN FLOOR DISCUSSION:

None

OLD BUSINESS:

None

NEW BUSINESS:

- A. **EMERGENCY ROAD CLOSURE:** Motion to ratify an emergency road closure for a sewer line repair on Greenwood Road between Bannister Street and Catherine Street on June 14th and June 17th, 2024.

MOTION: R. Ruman
SECOND: G. Margetas
MOTION PASSED UNANIMOUSLY

- B. **ROAD CLOSURE REQUEST:** Motion to approve a road closure request from the Township fire department for Loman Park Water Day. This closure will take place on July 19th, 2024, from 9 a.m. to 11 a.m. on Hempfield Drive between Loman Avenue and Dove Drive.

MOTION: G. Margetas
SECOND: S. Harlacher
MOTION PASSED UNANIMOUSLY

- C. **ROAD CLOSURE REQUEST:** Motion to approve a road closure request from Mr. Ryan Heathcote for a community food truck event to take place on June 28th, 2024, from 5 to 8 p.m. This closure would be on Parkton Lane between Downing Street and Barrington Drive.

MOTION: G. Margetas
SECOND: S. Harlacher
MOTION PASSED UNANIMOUSLY

- D. **ROAD CLOSURE REQUEST:** Motion to approve a road closure request from Ms. Jalana Firestone for a neighborhood block party on June 29th, 2024, between 2 to 10 p.m. This closure would be on Stanton Street between Scott Street and North Gotwalt Street.

MOTION: G. Margetas
SECOND: S. Harlacher
MOTION PASSED UNANIMOUSLY

- E. REZONING REQUEST: Motion to approve a request from Township staff to forward a rezoning request for a 47-acre parcel along Baker Road to the West Manchester Township Planning Commission and the York County Planning Commission for review, comments, and recommendations. Discussion on future steps for this request.

MOTION: S. Harlacher

SECOND: R. Ruman

MOTION PASSED UNANIMOUSLY

- F. DRIVEWAY SURETY RELEASE: Motion to approve a request from Township staff to release the \$7,500.00 driveway surety posted by Yingst Homes due to their inability to pave the driveway over the winter months when construction of the new single-family detached dwelling was completed at 4000 Rolling Meadow Court. The residential blacktop driveway was installed in accordance with the building permit and staff recommends the release of the funds.

MOTION: G. Margetas

SECOND: R. Ruman

MOTION PASSED UNANIMOUSLY

- G. FINANCIAL SECURITY REDUCTION FOR T-871 PRELIMINARY/FINAL LOT CONSOLIDATION, SUBDIVISION AND LAND DEVELOPMENT PLAN FOR 2023 ROUTE 116 W MANCHESTER LLC FOR PROPOSED WAWA FOOD MARKET:

Motion to approve the request from Ferber Company to release the performance bond for the project located at 4535 West Market Street. Bond #211522 for the demolition, removals and clearing of the site, erosion control, curb and pavement, striping and signage, storm drainage, stormwater BMPs, sanitary sewer, water and monument markers are currently \$377,991.19. Dawood Engineers has reviewed the request and recommends reducing the financial security by \$237,032.03 and retaining \$140,959.16 which includes the 18-month maintenance guarantee.

MOTION: S. Harlacher

SECOND: G. Margetas

MOTION PASSED UNANIMOUSLY

- H. T-887 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR PINE CREEK STRUCTURES: Motion to approve the preliminary/final land development depicting the construction of a commercial sales yard and related site improvements on a 2.83-acre parcel for Pine Creek Structures (accessory building sales) located at 4545 West Market Street (Tax Map: HG; Parcel: 00004K) in the Highway Commercial Zone.

MOTION: G. Margetas

SECOND: R. Ruman

MOTION PASSED UNANIMOUSLY

I. T-890 FINAL SUBDIVISION PLAN FOR CHRISTY A. MCCLAIN: Motion to approve the final subdivision plan depicting the consolidation of Lot 1 known as 2110 Orange Street and Lot 2 known as 2100 Orange Street to create one parcel of 0.507 acres (Tax Map:04; Parcel: 142C and 142D) in the R-3 Residential Zone. A waiver must be signed.

MOTION: R. Ruman
SECOND: G. Margetas
MOTION PASSED UNANIMOUSLY

J. MASSAGE PARLOR ESTABLISHMENT ORDINANCE 24-04: Motion to table the approval of Ordinance 24-04, establishing an ordinance for massage parlor establishments wanting to come into the Township. The Board would like to wait for feedback from other sources that may be beneficial to add to the Ordinance before approving. This item will be tabled to the July 2024 Board meeting.

MOTION: S. Harlacher
SECOND: G. Margetas
MOTION PASSED UNANIMOUSLY

K. ROAD CLOSURE REQUEST: Motion to table a request from Bullock Construction to close a portion of South Salem Church Road to repair the railroad crossing in the end of July or beginning of August. The Board would like more specific dates on when this will take place. This item will be tabled to the July 2024 Board meeting.

MOTION: S. Harlacher
SECOND: G. Margetas
MOTION PASSED UNANIMOUSLY

L. BURN BAN DISCUSSION: Fire Chief Laughman discussed with the Board on the possibility of putting the Township into a burn ban due to the extreme dry weather. It was decided that if the County would go back into the “high zone” Chief Laughman would be allowed to enact a burn ban. Motion to approve allowing Chief Laughman to enact a Township burn ban if it goes back into a “high zone”. This motion also asks the Chief to put fireworks reminders on the Township website and social media platforms.

MOTION: G. Margetas
SECOND: R. Ruman
MOTION PASSED UNANIMOUSLY

M. PYROTECHNICS PERMIT REQUEST: Motion to approve a permit request for pyrotechnics at the York Fair for the Kane Brown concert being held on July 19th, 2024.

MOTION: R. Ruman
SECOND: S. Harlacher
MOTION PASSED UNANIMOUSLY

ADMINISTRATIVE REPORTS:

- A. RECREATION DIRECTOR: Director Trimmer’s report was reviewed. No further questions.
- B. FINANCE DIRECTOR: Director Whittaker’s report was reviewed. Whittaker announced the audit would be completed by the end of the month. No further questions.
- C. FIRE CHIEF: Chief Laughman’s report was reviewed. No further questions.
- D. POLICE CHIEF: Chief Snyder’s report was reviewed. No further questions.
- E. TOWNSHIP MANAGER: Manager Kelch’s report was reviewed. Manager Kelch thanked the public works employees for their help in cleaning up the Canary Circle property. No further questions.
- F. ENGINEER: Engineer Niederoest report was reviewed. Vice-Chairman Ruman commented about solar farms not being screened. No further questions.
- G. ZONING OFFICER: Officer Sampere’s report was reviewed. Officer Sampere announced she had a meeting with Shentel Glo Fiber, and they will be starting work on the Herman Drive area. No further questions.
- H. SOLICITOR: Solicitor Herrold’s report was reviewed. No further questions.
- I. PUBLIC WORKS DIRECTOR: Director Shaw’s report was reviewed. No further questions.

STORMWATER MANAGEMENT/MS4

Zoning Officer Sampere noted that the Township’s MS4 Storm Water Inspector is available Monday through Friday 8 a.m. to 4:30 p.m. to answer any questions related to storm water management.

BILLS: Motion to pay bills as presented:

<u>FUNDS</u>	<u>CHECK NO.</u>	<u>AMOUNT</u>
General Fund	35445-35592	\$ 594,017.49
Liquid Fuels	1496-1505	\$ 5,079.57
Sewer Fund	6113-6143	\$ 566,685.26
Payroll #12 Pay Ending 06/01/24	Paytime Vouchers	\$ 125,976.24
Payroll #13 Pay Ending 06/15/24	Paytime Vouchers	\$ 126,642.35

MOTION: R. Ruman
SECOND: G. Margetas
MOTION PASSED UNANIMOUSLY

ADJOURNMENT:

Motion to adjourn the meeting at 7:41 p.m.

MOTION: S. Harlacher

SECOND: G. Margetas

MOTION PASSED UNANIMOUSLY