

PUBLIC MEETING AGENDA

April 28, 2022

I. CALL TO ORDER

II. PUBLIC COMMENTS

The Chairperson will entertain comments from the public regarding any matter not scheduled for discussion on the agenda.

III. APPROVAL OF MINUTES

- A. APPROVAL OF MINUTES: Motion to approve or modify the minutes from the March 24, 2022, Regular Public Meeting as presented.

IV. OPEN FLOOR DISCUSSION

None

V. UNFINISHED BUSINESS

- A. ZONING TEXT AMENDMENT: This item was tabled from the March Board of Supervisors Meeting. Discussion on proposed Ordinance 22-05 which would amend the zoning ordinance to allow rebuilding of a pre-existing, non-conformity by right.
- B. UPDATING THE ZONING ORDINANCE: This discussion was tabled from the March Board of Supervisors Meeting. Discussion on allowing staff to draft an RFP for consultants to collaborate with our staff, planning commission, county planning commission, supervisors, and residents to update our comprehensive plan and zoning ordinance.
- C. LARGE COMMERCIAL VEHICLES ORDINANCE UPDATE: Solicitor Herrold will give an update to the Board regarding progress made in the DRAFT ordinance which would address large commercial vehicles parking on local Township streets, causing both safety and aesthetic issues.
- D. DISCUSSION LIMITATIONS OF AUTHORITY FOR INDIVIDUAL BOARD MEMBERS: Solicitor Herrold will update the Board on this matter which was discussed at the March Board of Supervisors meeting.

VI. NEW BUSINESS

- A. INDEMNITY AGREEMENT WESTGATE CAMPUS PROJECT: Motion to approve, revise, table or deny signing an indemnity agreement with BAM Westgate Drive Three LLC so that the Township can apply for a highway occupancy permit to allow the installation of the Improvements for extension of the stormwater drainage pipe that is within the PennDOT right-of-way. PennDOT requires the Township be the permittee

and assume responsibilities and liabilities relating to the Improvements.

- B. RESOLUTION 22-12 AMERICA250PA ENDORSEMENT: Motion to approve, revise, table or deny Resolution 22-12, supporting the Pennsylvania Commission for the United States Semiquincentennial.
- C. RESOLUTION 22-13 DESTRUCTION OF RECORDS: Motion to approve, revise, table or deny Resolution 22-13, destruction of police records as provided to the Board.
- D. RESOLUTION 22-14 SEWER PLANNING MODULE FOR FINAL SUBDIVISION PLAN FOR JAMES & KRISTI SWARTZ: Motion to approve, revise, table or deny the sewer planning module for T-866 Final Subdivision Plan for James & Kristi Swartz. DEP is requesting a full planning module due to a newly created parcel being in a limestone area. Staff is requesting permission to forward the sewer planning module to PA DEP.
- E. T-844 MAINTENANCE GUARANTY RELEASE FOR LOT CONSOLIDATION AND FINAL LAND DEVELOPMENT PLAN FOR THE CHURCH OF THE OPEN DOOR: Motion to approve, revise, table or deny a request from Pastor Jeremy Drake of Church of the Open Door to release the letter of credit being held in the amount of \$14,096.00 as the 18-month guaranty per §121-19 of the West Manchester Township Subdivision and Land Development Ordinance.
- F. STORMWATER MANAGEMENT ORDINANCE WAIVER & DEFERMENT REQUEST: Motion to approve, revise, table or deny a waiver requests from the Stormwater Management Ordinance §113-17.K to allow pipe sizes less than 15-inches in diameter; a deferment §113-17.N.4 to defer performing a detailed soils evaluation until construction; and a deferment §113-18.E.2 to defer performing a geologic site reconnaissance until construction. A stormwater management plan and stormwater report for new single family detached dwellings was submitted by HLS on behalf of Burkentine Builders, Inc. Dawood Engineers has reviewed the stormwater management plans and has submitted a memo supporting the requested waivers. This waiver and deferment request are for the following addresses (lots):

30 Weldon Court (Lot 8)	762 Weldon Drive (Lot 12)
766 Weldon Drive (Lot 14)	768 Weldon Drive (Lot 15)
782 Weldon Drive (Lot 22)	784 Weldon Drive (Lot 23)
788 Weldon Drive (Lot 25)	
- G. SHETTER PARK TENNIS/PICKLE BALL COURT: Motion to approve, revise, table or deny authorizing use of the ARPA funds to re-do the Shetter Park tennis/pickle ball court due to the excessive use of the court due to the COVID-19 pandemic.
- H. CONFIRMATION OF CURRENT POLICY WAIVING USER FEES FOR BOARD APPROVED ORGANIZATIONS: Discussion on continuing with current policy of waiving user fees in exchange for maintenance of athletic fields for Board approved

organizations. This would include West York Soccer Club, Viking Baseball Team, West York Baseball Team, and West York School District. The fields will remain under ownership or lease agreements of West Manchester Township.

- I. NO PARKING REQUEST: Motion to approve, revise, table or deny allowing the Township Solicitor to prepare and advertise an Ordinance for a “No Parking” request for the east side of Thornbridge Road West between Slatehill and the Little Conewago Creek Conservation Area. Parking on this side of the street currently effects the ability of the Township Public Works Dept. to access the conservation area for maintenance.
- J. OFFICER KELLER DROP REQUEST: Motion to approve, revise, table or deny acknowledging receipt of the DROP notice for Officer David Keller, and accept and approve the DROP request.
- K. APPLICATION FOR PAYMENT: Motion to approve, revise, table or deny payment number one (1) to Mr. Rehab in the amount of \$14,950.00. This was for the smoke testing done along Sunset Lane between Farm Lane and Carlisle Road, the neighboring area that includes Esbenshade Road and Cedar Road, and the area associated with Winston Drive.
- L. PAWC INDUSTRIAL PRE-TREATMENT PROGRAM ORDINANCE: Motion to approve, revise, table or deny Ordinance 22-04, adopting the PAWC pre-treatment guidelines due to the recent sale of the York City Wastewater Treatment Plant to PAWC.
- M. PAWC TREATMENT AND CONVEYANCE AGREEMENT (BULK USER AGREEMENT): Motion to approve, revise, table or deny approval of the PAWC treatment and conveyance agreement (Bulk User’s Agreement) which was negotiated between the connected municipalities and PAWC.
- N. DEBT SERVICE REIMBURSEMENT AGREEMENT: Motion to approve, revise, table or deny approval of the debt service reimbursement agreement for the over-payment to York City for improvements to the wastewater treatment plant in the amount of \$146,478.06.
- O. YORK COUNTY CO-RESPONDER PROGRAM COOPERATION AGREEMENT: Motion to approve, revise, table or deny entering into an agreement for a new program That pairs mental health experts with responding police in an effort to guide people With mental illness toward treatment instead of incarceration.
- P. HVAC SYSTEM: Motion to approve, revise, table or deny updating the HVAC system so that the whole system would be using the new universal master system. The quoted price for this upgrade is \$81,410.00.

VII. ADMINISTRATIVE REPORTS

- A. RECREATION DIRECTOR
- B. FINANCE DIRECTOR
- C. FIRE CHIEF
- D. POLICE CHIEF
- E. TOWNSHIP MANAGER
- F. ENGINEER
- G. ZONING OFFICER
- H. SOLICITOR
- I. PUBLIC WORKS DIRECTOR

VIII. BILLS

- A. MOTION TO PAY BILLS

IX. ADJOURNMENT

- A. MOTION TO ADJOURN