

Manor Township Supervisors  
Organizational Meeting

January 3, 2006

7:30 PM

John May called the Manor Township Organizational Meeting to order. He welcomed Allan Herr as the newly elected Supervisors for Manor Township and noted that he had previously been sworn in and taken his oath, and it will be filed in the office. Mr. May led those in attendance in the pledge to the flag. Roll call was taken showing that all five Supervisors are present.

Members present: John May, Jay Breneman, Richard Bauder, L. Allen Kreider and Allan Herr.

Staff present: Barry Smith, Bill Laudien, Chief James Reeve, Mark Harris, Ryan Strohecker, Mike Dickert and Rita Young.

Visitors present: See Attached.

Mr. May appointed Mr. Kreider as a temporary Chairman to start the Organizational Meeting. Mr. Kreider asked for nominations for Chairman of the Board of Supervisors for 2006. Mr. Bauder made a motion to nominate John May as Chairman. Mr. Breneman seconded the motion. The motion carried unanimously.

Mr. May called for nominations for Vice-Chairman of the Board. Mr. Herr nominated Mr. Breneman for Vice-Chairman. Mr. May stated there is no seconded for the nomination. Mr. Bauder nominated Mr. Kreider for Vice-Chairman. Mr. May seconded the motion. The motion carried unanimously.

Mr. May stated in the past Mr. Smith has held the position of Secretary-Treasurer. Mr. Kreider nominated Mr. Smith to be re-appointed as Secretary-Treasurer for the Township. Mr. May seconded the motion, which carried unanimously.

Mr. May stated the Treasurer's Bond shall be established for Manor Township. Mr. Bauder made a motion to establish the Treasurer's Bond at 1.5 Million dollars. Mr. Breneman seconded the motion. The motion carried unanimously.

Mr. May assigned the Supervisors Area of Responsibility as follows.

Planning and Zoning - John S. May and Richard C. Bauder.

Public Works – Allan Herr and L. Allen Kreider,

Police – Jay Breneman and Allan Herr,

Fire and Emergency Services – John S. May and Jay Breneman,

Parks and Recreation – Richard C. Bauder and L. Allen Kreider.

Mr. May noted he will list the incumbent and proposals for the Boards and Offices. He listed the following names as nominations to be appointed.

Planning Commission – Don Witmer and Beth Herr

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Park and Recreation Board – Ed Rand and Paul Miller

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Lancaster Area Sewer Authority Representative – Barry Smith

Mr. Breneman made a motion to appoint the listed nominations. Mr. Kreider seconded the motion, which carried unanimously.

It was noted that there are still two positions to fill for the Waste and Recycling Committee, which will be meeting the second Thursday, quarterly, 7:30 PM at the Township Office.

Mr. Kreider made a motion to adjourn the Organizational Meeting. Mr. Herr seconded the motion. The motion carried unanimously.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Barry Smith". The signature is stylized with a large, looped "B" and a cursive "Smith".

Barry Smith  
Secretary - Treasurer

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Minutes - Mr. Kreider made a motion to approve the December 5, 2005 minutes as posted. Mr. Bauder seconded the motion, which carried unanimously. Mr. Bauder made a motion to approve the minutes from the December 19, 2005 meeting for the adoption of the 2006 budget. Mr. Breneman seconded the motion, which carried unanimously.

Mr. Smith noted that during the Organizational Meeting there were two Resolutions that were approved, to appoint the Zoning Hearing Board member and the Auditor, and they should officially be signed at this time. The Supervisors signed Resolution #1-2006, appointing Barbara Douglas to the Zoning Hearing Board and Resolution #2-2006 appointing Hess and Hess as the Auditor.

Bills – Mr. Smith stated there was nothing unusual in the bills. Mr. Kreider made a motion to approve the bills as presented. Mr. Bauder seconded the motion. The motion carried unanimously.

Financial Report – Mr. Breneman made a motion to approve the Financial Report and noted that the expenditures were a little lower than budgeted, which he feels is a tribute to the staff. Mr. Kreider seconded the motion. The motion carried unanimously.

### Solicitors Report

Mr. Smith stated there is no Solicitors Report.

### Business from the Floor

There was no business from the floor.

### Old Business

There was no business from the floor.

### New Business

Resolution 3-2006 - Meeting Dates Mr. Smith stated that the meeting dates have been properly advertised and he recommended adopting Resolution 3-2006. Mr. Breneman stated there is a correction to be made to Resolution 3-2006. He noted that the July 5<sup>th</sup> date is listed as Tuesday and it should be Wednesday July 5<sup>th</sup>. Mr. Smith noted that and made the correction. Mr. Herr made a motion to adopt Resolution 3-2006, seconded by Mr. Breneman. The motion carried unanimously.

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Township. He noted that this resolution also lists the fees associated with the appropriate inspections, tests and permits. Mr. Kreider made a motion to approve Resolution 6-2006, seconded by Mr. Herr. The motion carried unanimously.

**Resolution 7-2006** Mr. Smith stated this is an annual resolution where we set the fees for permits, reviews, documents and services. He noted they are the same as last year but there is a new fee, for a lot add on plan, set at \$50.00 for administrative and function costs. Mr. Bauder stated that we have had a lot of large expensive CAFO buildings constructed in the Township in the past two years and at the present time, there is only one standard \$50.00 permit fee for any farm building regardless of the size. Mr. Bauder stated he would like to see that fee adjusted to reflect the large farming operations that are going on. Mr. Smith recommended that this resolution be passed and the Board could review the information and fees and pass a subsequent resolution in February. Mr. Kreider agreed with Mr. Bauder in increasing the fees for permits for the large farming buildings. Mr. Bauder made a motion to approve Resolution 7-2006. Mr. Breneman seconded the motion, which carried unanimously. The Board directed Mr. Smith and the Zoning Officer, Mr. Ott, to research the fees for the permits.

**Resolution 8-2006 Managers Salary** Mr. May stated this resolution is to establish the compensation of the Township Managers salary, setting that salary at \$77,538.50 for the year 2006, with all benefits included. Mr. Kreider made a motion to approve Resolution 8-2006, establishing the Managers Salary at \$77,538.50. Mr. Bauder seconded the motion, which carried unanimously.

**Mileage Rate** – Mr. May stated that they propose setting the mileage rate for 2006, for use of a private vehicle, at \$.40 ½ per mile. Mr. Bauder made a motion to set the mileage rate at \$.40 ½ per mile. Mr. Breneman seconded the motion, which carried unanimously.

**Ordinance 1-2006 Eshelman Tract - Donnerville Road** Mr. May stated this amendment is amending the Manor Township Code of Ordinances, Chapter 27, amending the Zoning Ordinance by amending the zoning map, by changing a tract of land zoned (RM1) Medium Density Residential Flex Zone to (RH1) High Density Residential Flex Zone. He noted that this has been properly advertised. Mr. Smith noted that it was brought to Mr. Kreiders attention at the November 05 Supervisors Meeting, that a mistake had been made and the tract of land had not been properly posted when rezoned. Mr. Smith stated they are acting now, after having the Township Solicitor review and advise the Township, they are going through the process again. The property has been advertised, it now has been posted, and a letter has been sent to the resident of the property and obligations have been completed for public notice. Mr. May stated he has received a letter from Mr. Steve Shue, asking that the Supervisors do not act on this until the Township has their own Sub-Division and Land Ordinance. Mr. May stated the Township is working on that but it is not complete yet. Mr. Shue notes that the reason to hold off would be that our own ordinance would require more open space than the County Ordinance would require. Mr. May went over the open space that might be required. He noted that we have already made a mistake on the rezoning of this property and he did not feel it would be fair to make the owner wait until an ordinance might be developed and adopted. Mr. Bauder noted that he is not in favor of continuing with this rezoning request and he is disappointed that the Township has not imposed more of a burden on the developer. He felt the developer should have more requirements, such as improvements to Donnerville Road and provide more open space. He felt that the MTPC and the LCPC should not have approved the three pocket parks that the plan calls for. Mr. Bauder stated he is going to cast a symbolic no vote against this rezoning request. Mr. Kreider stated that he agrees with Mr. Bauder and he will also vote against the rezoning. Mr. Bauder stated he is disappointed in the whole process and in his opinion, the Township needs to have their own sub-division and land ordinance and he feels that developers have had a free run in this Township without requirements. Mr. May noted that he is sympathetic to both Mr. Bauder and Mr. Kreider, but this is a correction, it was a mistake by the Township and the job was done. We voted for it the first time. Mr. Smith stated he is not sure what we could change at this point, and the County has the final authority. He noted that the Township does have the power to zone and the final signatures have not taken place yet. He stated the power of the Supervisors is to agree and sign the Improvement Guarantees, as well as the acceptance of land and deed of dedication, those being negotiated. Mr. Smith stated he feels it would be appropriate to pass the ordinance tonight and then schedule a meeting between Staff, Supervisors and the Developer, to discuss the se issues. Mr. Breneman agreed with doing this.

Guy Eshelman, 289 Donnerville Road, stated the discussion here is for land that he owns. He addressed the Board, stating that they have been elected to serve Manor Township and not the other townships mentioned. He said he has been a farmer all his life and pays taxes on eight properties in Manor Township. He noted that he has always been a participant in saving farmland and now that he wants to develop one farm, it seems that you are trying to change the rules. He noted the development of Woods Edge, right beside his farm, and how that is being developed. He stated he was not in favor of the rezoning and hoped the Supervisors would reconsider.

Yvonne Crouse, 785 Stehman Church Road, expressed concerns that the Supervisors want to change the zoning on this property. She stated that it seems that the decisions being made do not consider the landowner, but the interest is with the developer. She felt that if the Supervisors wanted to rezone to a higher density, it should have been done before there was a plan in place for the property. She noted concerns with the higher density and the increase for open space. She went over the layout of the surrounding lands and noted that if the reason for this is open space, then there are other ways to go such as a bike path to other open space areas. She did not feel that the Supervisors should be changing this after there is already a plan in place. Mr. Bauder stated that the open space does not have to be on the developed area, it could be a fee paid in lieu of open space. Ms Crouse stated that she understands paying money in lieu of open space, but the point is they are coming in after the fact. This plan has already been discussed at the Manor Township Planning Commission on basis of one assumption, and has had approval, and now there are things being changed that will affect everything.

Bonnie Miller, 113 Bent Tree Drive, stated that the Township has passed a lot of high density just recently, and stated that we still do not have a plan, even though we say we want one. She noted that Hershey Mill Road has four new developments with high density and she does not see the urgency that this tract needs to be voted on tonight. In her opinion, high density is killing the Columbia Avenue/Hershey Mill area. She asked if there is any other land in Manor Township that needs to be high density. She felt this is being done after the fact and it is ridiculous. Mr. Kreider stated that one of the main reasons for high density is because they are trying to save farmland. He noted that you should not hold development against this Board, because these rules were here before they were and this Board has been trying to change rules and put high density in the developments to preserve farmland. Mr. Eshelman stated that the Board members, with the exception of Mr. Herr, have been here long enough to do something, why do it after the fact on this tract of ground. Mr. Bauder felt this is nothing after the fact, they have stated they will meet with the developer, and we are in the process of trying to get our own sub-division and land ordinance. Mr. Breneman stated that to keep high density in the developed areas will save farmland.

Ms Crouse stated that in her opinion, the basis of the assumption to keep higher density in developments will save farmland is flawed. The high-density stipulations will not save farmland. The demand is limitless on the farmland in Manor Township and to think urban sprawl will not happen because you have higher density in a certain area, then you are assuming a finite demand and she does not agree with that. Ms Crouse felt that the Supervisors reasoning for this is flawed, because they will only continue with high density.

Mr. May stated that the Township is in the process, for the last two years, of working on a Regional Comprehensive Plan with eleven other Municipalities, all working together to save farmland. Mr. May stated the help will be that all townships will not be required to have all zonings.

Jim Stauffer, 365 Weaver Road, questioned where the project for the Eshelman tract stands and asked when he will get to comment, as a neighbor, on what is going to be developed beside his property. He asked what has been passed for this development so far. Mr. Smith stated that whatever action takes place will be at the MTPC meeting. After their recommendations, it will be passed on to the LCPC, and it will all be advertised, public meetings. Mr. Smith explained that staff meetings with developers are an exchange of ideas, and no decisions are made at those meetings. Mr. Stauffer asked about the three meeting delay. Mr. Smith stated he did not attend that meeting and was not sure what plan was discussed but stated that any final decisions are made at public meetings. Mr. Smith noted that the Township has not seen plans yet and he explained the process for many issues that happen before any final plans are approved. After some discussion, it was noted that tonight, this rezoning issue is to correct the mistake that was made. Mr. Smith stated yes,

this is to correct the mistake that was made and this is only a land use issue. Mr. Stauffer asked if this zoning, High Density Flex, can be seen anywhere else in the Township. Mr. Smith stated the zoning exists in the development on Hershey Mill Road, Eagle Heights and Manor Oaks Development off Duke Street. Mr. Smith explained that the Flex zoning gives the developer the opportunity to have the units closer to the street and move the lot envelope either direction. Mr. Stauffer asked the Supervisors if they have seen the type of houses being built on Hershey Mill Road and asked if they would like to live beside that. Mr. Bauder stated yes, he has seen them and he would rather live in a tarpaper shack than that, and he would not want to live next to them. Mr. Stauffer expressed his concerns because he is a farmer and this is the development that is going to be next to his farm. He noted that he is aware that you can not stop growth, but it comes with many concerns and he wants to be able to control the quality of housing and type of people we attract to our developments. Mr. Stauffer stated that with more people and more development comes more problems and the need for more police protection and asked the Supervisors that they take all this into consideration when they rezone for higher density areas. Mr. May stated that this developer has an opportunity with design, to make a far more attractive development with the High Residential Flex Zoning. Mr. Stauffer stated his concern is that the change is from medium density to high density. Mr. Breneman made a motion to adopt Ordinance 1-2006, amending the Zoning Ordinance and amending the Zoning Map, and change the Eshelman tract of land zoned (RM1) Medium Density Residential Flex Zone to (RH1) High Density Residential Flex Zone. Mr. Kreider seconded the motion. The motion carried four to one, with Mr. Bauder voting no.

Ordinance 2-2006 – Mr. Smith stated this ordinance vacates an unopened alley. It is located between the Leroy Mellinger property and the Hess Gas Station. He stated it became an issue when Mr. Mellinger applied for a permit to build a garage. Mr. Smith stated the Staff and the Solicitor are recommending that the ordinance be adopted. Mr. Bauder made a motion to adopt Ordinance 2-2006 to vacate this unopened alley located between Columbia Avenue and Temple Avenue. Mr. Herr seconded the motion. The motion carried unanimously. John Sage, 30 Colgate Avenue, asked if any other alleys are going to be effected. Mr. Smith stated no, this ordinance is only for the specified alley that is listed. Mr. Kreider questioned that if the alleys are divided in the centerline, who will maintain the area. Mr. Smith stated the areas are divided and given to the homeowner of either side of an alley. The property is eliminated and there is no longer any responsibility to the Township.

Act 319 Roll-Back Taxes Manor Church Request for Reconsideration – Mr. May stated that back in December 2005, this Board denied the Roll-Back of the taxes for property that has been purchased by Manor Church. He stated that the Manor Church has sent a letter requesting that the Board reconsider the Act 319 Roll-Back Taxes. Mr. Breneman stated that he is going to rescue himself because he attends the Manor Church. Mr. Herr stated he is a member of Manor Church and he needs to rescue himself also. Mr. Smith stated that the Board did deny this request at a previous meeting and Bryan Gerlach, for the Manor Church, has presented this request for reconsideration based on previous action that the Board has taken. He stated that in 2003, this Township did approve the roll back of taxes for the Washington Boro United Methodist Church. Mr. Smith stated that this request is for the Township to be forgiving a total of \$1,663.75 as calculated. Mr. May stated that in December we took an inconsistent position with the previous roll back. Mr. Smith stated that he has talked to the County and they said they had no other denials for this type of roll back for churches. Mr. Kreider stated he feels there is a big difference between the small amount of 5000 sq. feet granted for the Washington Boro Church and this request for 392,000 sq feet of property. He felt the request for 9 acres should not be looked at the same because of the size. Mr. Smith stated that Mr. Gerlach has indicated that the land use will be for a community open space for ball fields and soccer fields and would benefit the Township and not only church members. Mr. Kreider stated he does look at it differently if it is open to the Township and not just church members. Bryan Gerlach, for Manor Church, thanked the Supervisors for hearing their reconsideration request. He stated that the actual lot is 7 acres and has gone through the County for a lot add on plan and they are now requesting the roll back taxes. He noted that this could be requested under the basis of two things. One, the land will be put into recreational use in an agreement with a Municipality or two, the request if from a religious organization furthering the use of the religious organization. Mr. Gerlach stated that the church is not requesting a written agreement with Manor Township but they are saying that they

are furthering the religious purpose of the organization of the church by making it available to the community at large. Mr. Gerlach noted that the church had previously been listed as having a community park area where they had their ball field but that area was taken away for a detention basin when the church expanded their building facility. He added that with the amount of building on Hershey Mill Road and the surrounding areas, there is a possibility for the church to grow with the community. After some discussion, Mr. Gerlach stated that the roll back request would be \$1664.00 and the church understands that they would still pay the simple interest on the money. Mr. Bauder made a motion to approve the request for the Act 319 Roll-Back Taxes for Manor Church to be forgiven. Mr. May seconded the motion, and the motion carried three in favor with Mr. Herr and Mr. Breneman abstaining.

Lancaster City Notice of Proposed Water Rate Changes - Mr. May read the increases that would occur if the City makes this rate increase. Mr. Smith stated that this is being brought to the attention of the Board because they can send a letter, noting objection. Mr. Smith noted that the last time this happened, the surrounding Municipalities banded together and spoke as one voice. Mr. Smith asked the Boards permission to act along with other Managers and avoid paying separate legal fees. Mr. Kreider made a motion to approve that Mr. Smith act along with other Township Managers to work together with this concern. Mr. Breneman seconded the motion, which carried unanimously.

#### Correspondence

Mr. Smith stated there are several items and he listed them as follows along with requests for attendance.

Newly Elected Township Officials Seminar – requesting Mr. Herr attend as well as any existing Supervisors that choose.

PELRAS Conference for Labor Relations – Request that Mr. Smith attend

APMM Winter Workshop – Request for Mr. Smith to attend

Introduction to Land Use Planning – request for appropriate personnel to attend

PSATS 84<sup>th</sup> Annual State Convention – for Supervisors and appropriate personnel

2006 Turf and Ornamental Winter School Program – permission request for Mike Dickert and Dan Funk to attend this seminar. Mr. Smith stated this course would assist them in staying current with their pesticide license.

Mr. Kreider made a motion to approve the listed requests for training and pay the necessary expenses. Mr. Herr seconded the motion, which carried unanimously.

#### Traffic Commission

Chief Reeve stated that the Traffic Commission met on Dec. 28, 2005. New business was a request that a handicapped parking sign be placed in front of 108 Golden Rod Court. Chief Reeve stated that the resident was notified that this address is in a private community and she would have to contact the park management for the request. Under Old Business, there was a request for speed zone and stop signs for Millstone Village. He noted after a study, the recommended speed was 25 MPH and stop signs for Millstone Drive at the intersections of Hershey Mill Road at two locations, and on Red Maple Drive at two locations. Also a traffic study was done for Anchor Road with a recommendation of a 35 MPH speed limit, however they have also received a request to voice opposition to that study. There is a request to table that 35 MPH speed zone for Anchor Road.

#### Police Report

Chief Reeve stated the Police Report has been furnished to the Township and he noted a letter of appreciation from Rev. Joel DeVinney, Grace Baptist Church, thanking Officer Burkholder for his helpful assistance, and a letter from the PA State Police in reference to the CLEAN Quality Assurance Review Program. Mr. Breneman stated that he received comments from a resident commending the two officers that responded to an alarm at his residence.

#### Road Foreman's Report

Mr. Harris stated that leaf collection was completed and the total was 406 loads of leaves. He noted they snow plowing and salting and stated they have three locations for tree drop off, that being the Manor Township Community Park, the Washington Boro Park and the Highville Fire Company.

#### Park & Grounds Maintenance Report

Mr. Dickert stated they have been doing routine winter maintenance. He stated he has attended a playground safety course and continued the installation of the new playground at Manor Township Community Park.

#### Assistant Manager's Report

Mr. Laudien stated that they have reviewed two proposals for the Park and Open Space Plan, one from the Harry Roth Group at \$49,000. and the second from David Miller at \$15,000. He recommended that they choose David Miller to work with them. Mr. Laudien stated the large difference in price was due to the Roth plan had a lot of time towards programs with large facilities. We do not have that. The Miller plan is more what we need at this point. Mr. Laudien stated that they are still waiting to hear about any grant money that is available. He stated the Township is not able to sign a contract with Millers until we hear back about the grant money. Mr. Bauder made a motion that the Staff may proceed with Mr. Miller when time allows with the grant money. Mr. Kreider seconded the motion, which carried unanimously.

#### Manager's Report

Mr. Smith stated that the Central Manor Elementary School warning signal has been installed and waiting on PPL to energize it. He noted that he and Mr. Ott have met with Rettew Associates regarding the sub-division and land ordinance and felt it was a productive meeting. Mr. Smith stated that the Township has been served notice from the Sigrun Holliday V Manor Township Civil Rights Action, along with several Police Officers. He stated there is a large amount of paper work for information in this action and it has been turned over to the insurance company at this point. Mr. Smith stated the Township received notification on December 29, 2005 that LCSWMA will be applying for a Permit Modification to put a station within the landfill so they might be able to monitor weather data.

#### Building Permit Report

Mr. Kreider read the Building Permit Report listing the number of new permits for the month was 19, bringing the total number of permits for the year of 2005 to 482 compared to 402 in 2004.

There being no further business, Mr. Bauder made a motion to adjourn the meeting. Mr. Kreider seconded the motion, which carried unanimously. The meeting adjourned at 9:10 PM.

Respectfully submitted,

Barry Smith  
Secretary – Treasurer

Recording secretary  
Rita J. Young



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Resolution 6-2006 Mr. Smith noted this is the standard resolution, same as last year, submitted from David Lockard, the Sewage Enforcement Officer for Manor Township. The resolution appoints Mr. Lockard as Sewage Enforcement Officer for Manor Township for 2006 and Mr. Marvin Stoner as substitute Sewage Enforcement

Officer for Manor Township. He noted that this resolution also lists the fees associated with the appropriate inspections, tests and permits. Mr. Kreider made a motion to approve Resolution 6-2006, seconded by Mr. Herr. The motion carried unanimously.

**Resolution 7-2006** Mr. Smith stated this is an annual resolution where we set the fees for permits, reviews, documents and services. He noted they are the same as last year but there is a new fee, for a lot add on plan, set at \$50.00 for administrative and function costs. Mr. Bauder stated that we have had a lot of large expensive CAFO buildings constructed in the Township in the past two years and at the present time, there is only one standard \$50.00 permit fee for any farm building regardless of the size. Mr. Bauder stated he would like to see that fee adjusted to reflect the large farming operations that are going on. Mr. Smith recommended that this resolution be passed and the Board could review the information and fees and pass a subsequent resolution in February. Mr. Kreider agreed with Mr. Bauder in increasing the fees for permits for the large farming buildings. Mr. Bauder made a motion to approve Resolution 7-2006. Mr. Breneman seconded the motion, which carried unanimously. The Board directed Mr. Smith and the Zoning Officer, Mr. Ott, to research the fees for the permits.

**Resolution 8-2006 Managers Salary** Mr. May stated this resolution is to establish the compensation of the Township Managers salary, setting that salary at \$77,538.50 for the year 2006, with all benefits included. Mr. Kreider made a motion to approve Resolution 8-2006, establishing the Managers Salary at \$77,538.50. Mr. Bauder seconded the motion, which carried unanimously.

**Mileage Rate** – Mr. May stated that they propose setting the mileage rate for 2006, for use of a private vehicle, at \$.40 ½ per mile. Mr. Bauder made a motion to set the mileage rate at \$.40 ½ per mile. Mr. Breneman seconded the motion, which carried unanimously.

**Ordinance 1-2006 Eshelman Tract - Donnerville Road** Mr. May stated this amendment is amending the Manor Township Code of Ordinances, Chapter 27, amending the Zoning Ordinance by amending the zoning map, by changing a tract of land zoned (RM1) Medium Density Residential Flex Zone to (RH1) High Density Residential Flex Zone. He noted that this has been properly advertised. Mr. Smith noted that it was brought to Mr. Kreider's attention at the November 05 Supervisors Meeting, that a mistake had been made and the tract of land had not been properly posted when rezoned. Mr. Smith stated they are acting now, after having the Township Solicitor review and advise the Township, they are going through the process again. The property has been advertised, it now has been posted, and a letter has been sent to the resident of the property and obligations have been completed for public notice. Mr. May stated he has received a letter from Mr. Steve Shue, asking that the Supervisors do not act on this until the Township has their own Sub-Division and Land Ordinance. Mr. May stated the Township is working on that but it is not complete yet. Mr. Shue notes that the reason to hold off would be that our own ordinance would require more open space than the County Ordinance would require. Mr. May went over the open space that might be required. He noted that we have already made a mistake on the rezoning of this property and he did not feel it would be fair to make the owner wait until an ordinance might be developed and adopted. Mr. Bauder noted that he is not in favor of continuing with this rezoning request and he is disappointed that the Township has not imposed more of a burden on the developer. He felt the developer should have more requirements, such as improvements to Donnerville Road and provide more open space. He felt that the MTPC and the LCPC should not have approved the three pocket parks that the plan calls for. Mr. Bauder stated he is going to cast a symbolic no vote against this rezoning request. Mr. Kreider stated that he agrees with Mr. Bauder and he will also vote against the rezoning. Mr. Bauder stated he is disappointed in the whole process and in his opinion, the Township needs to have their own sub-division and land ordinance and he feels that developers have had a free run in this Township without requirements. Mr. May noted that he is sympathetic to both Mr. Bauder and Mr. Kreider, but this is a correction, it was a mistake by the Township and the job was done. We voted for it the first time. Mr. Smith stated he is not sure what we could change at this point, and the County has the final authority. He noted that the Township does have the power to zone and the final signatures have not taken place yet. He stated the power of the Supervisors is to agree and sign the

Improvement Guarantees, as well as the acceptance of land and deed of dedication, those being negotiated. Mr. Smith stated he feels it would be appropriate to pass the ordinance tonight and then schedule a meeting between Staff, Supervisors and the Developer, to discuss the se issues. Mr. Breneman agreed with doing this.

Guy Eshelman, 289 Donnerville Road, stated the discussion here is for land that he owns. He addressed the Board, stating that they have been elected to serve Manor Township and not the other townships mentioned. He said he has been a farmer all his life and pays taxes on eight properties in Manor Township. He noted that he has always been a participant in saving farmland and now that he wants to develop one farm, it seems that you are trying to change the rules. He noted the development of Woods Edge, right beside his farm, and how that is being developed. He stated he was not in favor of the rezoning and hoped the Supervisors would reconsider.

Yvonne Crouse, 785 Stehman Church Road, expressed concerns that the Supervisors want to change the zoning on this property. She stated that it seems that the decisions being made do not consider the landowner, but the interest is with the developer. She felt that if the Supervisors wanted to rezone to a higher density, it should have been done before there was a plan in place for the property. She noted concerns with the higher density and the increase for open space. She went over the layout of the surrounding lands and noted that if the reason for this is open space, then there are other ways to go such as a bike path to other open space areas. She did not feel that the Supervisors should be changing this after there is already a plan in place. Mr. Bauder stated that the open space does not have to be on the developed area, it could be a fee paid in lieu of open space. Ms Crouse stated that she understands paying money in lieu of open space, but the point is they are coming in after the fact. This plan has already been discussed at the Manor Township Planning Commission on basis of one assumption, and has had approval, and now there are things being changed that will affect everything.

Bonnie Miller, 113 Bent Tree Drive, stated that the Township has passed a lot of high density just recently, and stated that we still do not have a plan, even though we say we want one. She noted that Hershey Mill Road has four new developments with high density and she does not see the urgency that this tract needs to be voted on tonight. In her opinion, high density is killing the Columbia Avenue/Hershey Mill area. She asked if there is any other land in Manor Township that needs to be high density. She felt this is being done after the fact and it is ridiculous. Mr. Kreider stated that one of the main reasons for high density is because they are trying to save farmland. He noted that you should not hold development against this Board, because these rules were here before they were and this Board has been trying to change rules and put high density in the developments to preserve farmland. Mr. Eshelman stated that the Board members, with the exception of Mr. Herr, have been here long enough to do something, why do it after the fact on this tract of ground. Mr. Bauder felt this is nothing after the fact, they have stated they will meet with the developer, and we are in the process of trying to get our own subdivision and land ordinance. Mr. Breneman stated that to keep high density in the developed areas will save farmland.

Ms Crouse stated that in her opinion, the basis of the assumption to keep higher density in developments will save farmland is flawed. The high-density stipulations will not save farmland. The demand is limitless on the farmland in Manor Township and to think urban sprawl will not happen because you have higher density in a certain area, then you are assuming a finite demand and she does not agree with that. Ms Crouse felt that the Supervisors reasoning for this is flawed, because they will only continue with high density.

Mr. May stated that the Township is in the process, for the last two years, of working on a Regional Comprehensive Plan with eleven other Municipalities, all working together to save farmland. Mr. May stated the help will be that all townships will not be required to have all zonings.

Jim Stauffer, 365 Weaver Road, questioned where the project for the Eshelman tract stands and asked when he will get to comment, as a neighbor, on what is going to be developed beside his property. He asked what has been passed for this development so far. Mr. Smith stated that whatever action takes place will be at the MTPC meeting. After their recommendations, it will be passed on to the LCPC, and it will all be advertised, public meetings. Mr. Smith explained that staff meetings with developers are an exchange of ideas, and no decisions are

made at those meetings. Mr. Stauffer asked about the three meeting delay. Mr. Smith stated he did not attend that meeting and was not sure what plan was discussed but stated that any final decisions are made at public meetings. Mr. Smith noted that the Township has not seen plans yet and he explained the process for many issues that happen before any final plans are approved. After some discussion, it was noted that tonight, this rezoning issue is to correct the mistake that was made. Mr. Smith stated yes, this is to correct the mistake that was made and this is only a land use issue. Mr. Stauffer asked if this zoning, High Density Flex, can be seen anywhere else in the Township. Mr. Smith stated the zoning exists in the development on Hershey Mill Road, Eagle Heights and Manor Oaks Development off Duke Street. Mr. Smith explained that the Flex zoning gives the developer the opportunity to have the units closer to the street and move the lot envelope either direction. Mr. Stauffer asked the Supervisors if they have seen the type of houses being built on Hershey Mill Road and asked if they would like to live beside that. Mr. Bauder stated yes, he has seen them and he would rather live in a tarpaper shack than that, and he would not want to live next to them. Mr. Stauffer expressed his concerns because he is a farmer and this is the development that is going to be next to his farm. He noted that he is aware that you can not stop growth, but it comes with many concerns and he wants to be able to control the quality of housing and type of people we attract to our developments. Mr. Stauffer stated that with more people and more development comes more problems and the need for more police protection and asked the Supervisors that they take all this into consideration when they rezone for higher density areas. Mr. May stated that this developer has an opportunity with design, to make a far more attractive development with the High Residential Flex Zoning. Mr. Stauffer stated his concern is that the change is from medium density to high density. Mr. Breneman made a motion to adopt Ordinance 1-2006, amending the Zoning Ordinance and amending the Zoning Map, and change the Eshelman tract of land zoned (RM1) Medium Density Residential Flex Zone to (RH1) High Density Residential Flex Zone. Mr. Kreider seconded the motion. The motion carried four to one, with Mr. Bauder voting no.

Ordinance 2-2006 – Mr. Smith stated this ordinance vacates an unopened alley. It is located between the Leroy Mellinger property and the Hess Gas Station. He stated it became an issue when Mr. Mellinger applied for a permit to build a garage. Mr. Smith stated the Staff and the Solicitor are recommending that the ordinance be adopted. Mr. Bauder made a motion to adopt Ordinance 2-2006 to vacate this unopened alley located between Columbia Avenue and Temple Avenue. Mr. Herr seconded the motion. The motion carried unanimously. John Sage, 30 Colgate Avenue, asked if any other alleys are going to be effected. Mr. Smith stated no, this ordinance is only for the specified alley that is listed. Mr. Kreider questioned that if the alleys are divided in the centerline, who will maintain the area. Mr. Smith stated the areas are divided and given to the homeowner of either side of an alley. The property is eliminated and there is no longer any responsibility to the Township.

Act 319 Roll-Back Taxes Manor Church Request for Reconsideration – Mr. May stated that back in December 2005, this Board denied the Roll-Back of the taxes for property that has been purchased by Manor Church. He stated that the Manor Church has sent a letter requesting that the Board reconsider the Act 319 Roll-Back Taxes. Mr. Breneman stated that he is going to rescues himself because he attends the Manor Church. Mr. Herr stated he is a member of Manor Church and he needs to rescues himself also. Mr. Smith stated that the Board did deny this request at a previous meeting and Bryan Gerlach, for the Manor Church, has presented this request for reconsideration based on previous action that the Board has taken. He stated that in 2003, this Township did approve the roll back of taxes for the Washington Boro United Methodist Church. Mr. Smith stated that this request is for the Township to be forgiving a total of \$1,663.75 as calculated. Mr. May stated that in December we took an inconsistent position with the previous roll back. Mr. Smith stated that he has talked to the County and they said they had no other denials for this type of roll back for churches. Mr. Kreider stated he feels there is a big difference between the small amount of 5000 sq. feet granted for the Washington Boro Church and this request for 392,000 sq feet of property. He felt the request for 9 acres should not be looked at the same because of the size. Mr. Smith stated that Mr. Gerlach has indicated that the land use will be for a community open space for ball fields and soccer fields and would benefit the Township and not only church members. Mr. Kreider

stated he does look at it differently if it is open to the Township and not just church members. Bryan Gerlach, for Manor Church, thanked the Supervisors for hearing their reconsideration request. He stated that the actual lot is 7 acres and has gone through the County for a lot add on plan and they are now requesting the roll back taxes. He noted that this could be requested under the basis of two things. One, the land will be put into recreational use in an agreement with a Municipality or two, the request if from a religious organization furthering the use of the religious organization. Mr. Gerlach stated that the church is not requesting a written agreement with Manor Township but they are saying that they are furthering the religious purpose of the organization of the church by making it available to the community at large. Mr. Gerlach noted that the church had previously been listed as having a community park area where they had their ball field but that area was taken away for a detention basin when the church expanded their building facility. He added that with the amount of building on Hershey Mill Road and the surrounding areas, there is a possibility for the church to grow with the community. After some discussion, Mr. Gerlach stated that the roll back request would be \$1664.00 and the church understands that they would still pay the simple interest on the money. Mr. Bauder made a motion to approve the request for the Act 319 Roll-Back Taxes for Manor Church to be forgiven. Mr. May seconded the motion, and the motion carried three in favor with Mr. Herr and Mr. Breneman abstaining.

Lancaster City Notice of Proposed Water Rate Changes - Mr. May read the increases that would occur if the City makes this rate increase. Mr. Smith stated that this is being brought to the attention of the Board because they can send a letter, noting objection. Mr. Smith noted that the last time this happened, the surrounding Municipalities banded together and spoke as one voice. Mr. Smith asked the Boards permission to act along with other Managers and avoid paying separate legal fees. Mr. Kreider made a motion to approve that Mr. Smith act along with other Township Managers to work together with this concern. Mr. Breneman seconded the motion, which carried unanimously.

#### Correspondence

Mr. Smith stated there are several items and he listed them as follows along with requests for attendance.

Newly Elected Township Officials Seminar – requesting Mr. Herr attend as well as any existing Supervisors that choose.

PELRAS Conference for Labor Relations – Request that Mr. Smith attend

APMM Winter Workshop – Request for Mr. Smith to attend

Introduction to Land Use Planning – request for appropriate personnel to attend

PSATS 84<sup>th</sup> Annual State Convention – for Supervisors and appropriate personnel

2006 Turf and Ornamental Winter School Program – permission request for Mike Dickert and Dan Funk to attend this seminar. Mr. Smith stated this course would assist them in staying current with their pesticide license.

Mr. Kreider made a motion to approve the listed requests for training and pay the necessary expenses. Mr. Herr seconded the motion, which carried unanimously.

#### Traffic Commission

Chief Reeve stated that the Traffic Commission met on Dec. 28, 2005. New business was a request that a handicapped parking sign be placed in front of 108 Golden Rod Court. Chief Reeve stated that the resident was notified that this address is in a private community and she would have to contact the park management for the request. Under Old Business, there was a request for speed zone and stop signs for Millstone Village. He noted after a study, the recommended speed was 25 MPH and stop signs for Millstone Drive at the intersections of Hershey Mill Road at two locations, and on Red Maple Drive at two locations. Also a traffic study was done for Anchor Road with a recommendation of a 35 MPH speed limit, however they have also received a request to voice opposition to that study. There is a request to table that 35 MPH speed zone for Anchor Road.

#### Police Report

Chief Reeve stated the Police Report has been furnished to the Township and he noted a letter of appreciation from Rev. Joel DeVinney, Grace Baptist Church, thanking Officer Burkholder for his helpful assistance, and a letter from the PA State Police in reference to the CLEAN Quality Assurance Review Program. Mr. Breneman stated that he received comments from a resident commending the two officers that responded to an alarm at his residence.

#### Road Foreman's Report

Mr. Harris stated that leaf collection was completed and the total was 406 loads of leaves. He noted they snow plowing and salting and stated they have three locations for tree drop off, that being the Manor Township Community Park, the Washington Boro Park and the Highville Fire Company.

#### Park & Grounds Maintenance Report

Mr. Dickert stated they have been doing routine winter maintenance. He stated he has attended a playground safety course and continued the installation of the new playground at Manor Township Community Park.

#### Assistant Manager's Report

Mr. Laudien stated that they have reviewed two proposals for the Park and Open Space Plan, one from the Harry Roth Group at \$49,000. and the second from David Miller at \$15,000. He recommended that they choose David Miller to work with them. Mr. Laudien stated the large difference in price was due to the Roth plan had a lot of time towards programs with large facilities. We do not have that. The Miller plan is more what we need at this point. Mr. Laudien stated that they are still waiting to hear about any grant money that is available. He stated the Township is not able to sign a contract with Millers until we hear back about the grant money. Mr. Bauder made a motion that the Staff may proceed with Mr. Miller when time allows with the grant money. Mr. Kreider seconded the motion, which carried unanimously.

#### Manager's Report

Mr. Smith stated that the Central Manor Elementary School warning signal has been installed and waiting on PPL to energize it. He noted that he and Mr. Ott have met with Rettew Associates regarding the sub-division and land ordinance and felt it was a productive meeting. Mr. Smith stated that the Township has been served notice from the Sigrun Holliday V Manor Township Civil Rights Action, along with several Police Officers. He stated there is a large amount of paper work for information in this action and it has been turned over to the insurance company at this point. Mr. Smith stated the Township received notification on December 29, 2005 that LCSWMA will be applying for a Permit Modification to put a station within the landfill so they might be able to monitor weather data.

#### Building Permit Report

Mr. Kreider read the Building Permit Report listing the number of new permits for the month was 19, bringing the total number of permits for the year of 2005 to 482 compared to 402 in 2004.

There being no further business, Mr. Bauder made a motion to adjourn the meeting. Mr. Kreider seconded the motion, which carried unanimously. The meeting adjourned at 9:10 PM.

Respectfully submitted,

Barry Smith  
Secretary – Treasurer

Recording secretary  
Rita J. Young

## Supervisors Meeting

Monday February 6, 2006

7:30 PM

Chairman John May called the meeting to order at 7:30 PM in the Manor Township Municipal Building, 950 West Fairway Drive, Lancaster, PA. He led those in attendance in the pledge to the flag. Roll call was taken.

Members present: John May, Allan Herr, L. Allen Kreider, Jay Breneman and Richard Bauder.

Staff present: Barry Smith, Bill Laudien, James Reeve, Mark Harris, Mike Dickert, Ryan Strohecker and Rita Young.

Visitors present: See attached.

### Minutes

Mr. Kreider made a motion to approve the January 3, 2006 Organizational and Regular Meeting Minutes. Mr. Breneman seconded the motion, which carried unanimously.

### Bills

Mr. Herr made a motion to approve the Bills as listed. Mr. Breneman seconded the motion. The motion carried unanimously.

### Financial Report

Mr. Bauder made a motion to approve the Financial Report as submitted. Mr. Kreider seconded the motion, which carried unanimously.

Solicitors Report – Mr. Smith stated there is no Solicitors Report.

Mr. May announced that there was an Executive Session held tonight prior to this meeting to discuss litigation and personnel matters.

### Fire Service Presentation

Mr. May welcomed the Volunteer Fire Companies, which were present at the meeting. Mr. Lester Eckman stated that the Fire Companies have jointly prepared a 24 slide presentation. He stated that the fire companies are hoping to open up future discussions with the Township about rising operating problems and financial problems. Mr. Eckman presented the slide presentation, which included information for Highville, Washington Boro, West Lancaster, Millersville, and Mountville Fire Companies. It noted that they have formed the Manor Township Fire Service Group and have been meeting since September 2004. The group has been working together on fund raising ideas, joint training and a plan for the township. The program noted 128 volunteers and gave statistics on the average calls, response, and man-hours spent in training, fund raising and responding to calls. It noted the problems the fire companies are facing and proposed that the Township fund the operating budgets. Their request is to sit down and continue dialogue on these topics in the next month or two. Mr. May thanked them all for their time and the presentation. Mr. Bauder asked Mr. Eckman if he knew what the average household should be paying to support the fire companies. Mr. Eckman stated he did not have that figure but could get it. The Board discussed the cost it would be to have a paid fire department for Manor Township. After some discussion, it was noted that one major problem is that new residents moving into Manor Township are not aware of the fact that the fire companies are volunteer and not paid. Mr. Herr asked if there was adequate support from local business. They answered no. Mr. Smith asked if Millersville Boro and Mountville Boro should be

included in the discussion. Mr. Eckman stated that as a group, they have started at this level, but did agree that at some point those Boroughs must be included. They noted this is a regional issue.

Bonnie Miller, 113 Bent Tree Drive, stated that most seniors are aware of volunteer fire companies, but new residents think that it is paid for through their taxes.

Jim Huber, 113 Shannon Drive, stated that if these volunteers would quit, then the Township would be required by law to provide fire protection and it would be a tremendous increase in taxes.

Mr. May noted that more education to the public is needed and they must continue the dialog.

#### Business From the Floor

Irene Buch, 717 Fairway Drive, read a letter from Stan Buch, expressing his opinion that the street light tax is a bias and unjust tax. He asked to Supervisors to eliminate the tax. Ms Buch stated she has measured the 250' street light distance of 65 homes and only 31 of them are billed in the development of Fairway Park. She felt that the tax, should be paid by all residents and this situation divides the township and should be done away with. She requested that the streetlights be removed at the intersection of Capri Road, Fairway Drive and two lights in the area of Capri Road.

Jay Simmons, 624 Capri Road, expressed his objection to the streetlights. He felt they should be taken out and if that does not happen then the cost should be divided throughout the township.

William Blechschmidt, 112 Millersville Rd, asked who was responsible for the update of the Manor Township Web site. He noted several items that have not been brought up to date and the new Supervisor has not been listed. He stated minutes have not been posted in a timely manner and he felt that the web site is a good place for information but it is only as good as you keep the data up on it. Mr. May agreed and stated that the web site should be reviewed.

Fred Sereno, 201 Sutherland Road, expressed disagreement with the streetlight tax. He noted that he not only thought that it was going to be rescinded but this year it went up six dollars. He asked the Supervisors to review it and rescind the tax.

Jacqueline Fisher, 156 Kent Road, stated in her opinion the township does not need the streetlights and she does not want the streetlights. She disagreed with the billing and the process of putting a lien on your property if you do not agree to pay.

Dorothy Parmer, 709 Fairway Drive, stated she felt that the streetlights did not help with anything and requested that the streetlights be taken out. She also would like to see one light go in along with a sign located at Millersville Rd and Fairway Dr, indicating Fairway Park, We Love Our Children, Slow Down, so people can find their area. She felt this would be a big help. She said she would like to pay for that instead of a streetlight she does not use.

Tom Jackson, 506 Garden Hill Lane, noted that there are three houses in his location that are within the 250' and they do not get a streetlight bill. He also stated that when the light was put up it was very bright and now it is old, inefficient and does not shine as bright. He stated he has called PPL but they are not going to respond to his complaint because the light is lit, just not bright.

Michael Long, 2192 West Ridge Dr, stated he feels that the Supervisors are redefining the word "public". He said the resolution calls them public streetlights. He noted that we pay for public parks and maintenance of public streets all through our tax dollars. He asked that they include payment of the public streetlights through the tax base funds.

Bonnie Miller, 113 Bent Tree Dr, asked if the township is still working on the comprehensive plan and the sub-division plan that is being worked on. They noted they are still working on them. She made comments about the rezoning on the Murry tract and that residents' are glad Mr. Murry has withdrawn his request to rezone. Mr. Miller stated that in her opinion, one of the Board members

of the Planning Commission should be told about an attitude reflected on residents that attend the meetings expressing their opinions.

Donna Bare, 107 Chestnut Grove Rd, met with her neighbors and noted that they have concerns about the proposed work to be done on Chestnut Grove Rd. She would like to know if they could have a meeting with the residents of that road to discuss what is to be done. She stated that she would like to see the project pre-planned with residents input. Mr. May agreed and said they will try to arrange that. Mr. Kreider agreed that we should have the meeting.

Mary Glazier, 269 Chestnut Grove Rd, agreed that there should be a meeting for the residents and she has a concern with the water run off on that road because it will affect her lane. She noted she is in favor of residents having input on the way their road will be changed. She stated that in her opinion, the problems created by the streetlight tax are an example of not getting public opinion first. Mr. May stated that the streetlight tax situation is very complicated and he is very upset about it. He added that there is no easy solution to that situation, and they continue to look at billing and location of the lights. Mr. Kreider agreed with Mr. May and stated that he plans to go out and check streetlights with a light meter and see if PPL is keeping up with maintenance on their lights.

Linda Sten, 1121 Millersville Rd, noted that someone from the township office told her that she has to call PPL if the light burns out. Mr. May stated either the office or the resident can call. She also questioned who decides where streetlights are located. Mr. Smith stated that the streetlights are placed through engineers. Ms Sten was not in favor of the lights.

Bonnie Miller, 113 Bent Tree Dr, asked the Board if the police department has any statistics if streetlights are beneficial. Mr. May stated no.

Mrs. Buch asked questions about having streetlights removed. Mr. May said they have actually looked into having some removed, but that action will only increase the bill for others.

Jere Dickerman, 155 Gamber Lane, asked how other townships handle the cost of streetlights. Mr. Bauder stated that most townships that have lights have a streetlight tax because they have developments and rural areas, but boroughs have lights everywhere so it is included in the tax base there. Mr. Bauder stated that he personally does not like streetlights.

## Old Business

Murry Companies Withdraw Letter of Petition to Rezone - Mr. Smith stated Murry Companies has formally sent a letter to the Township to withdraw their Petition to Rezone two tracts of land located on the northeast corner of Weaver Road and Cornerstone Drive.

Resolution 9-2006 Meeting Dates – Mr. Smith noted that there were some errors in the original resolution setting meeting dates and this is to correct that. Mr. Herr made a motion to adopt Resolution 9-2006. Mr. Breneman seconded the motion, which carried unanimously.

H2 Enterprises – Mr. Smith stated this is a standard agreement for 111 Millersville Road, for an Improvement Guarantee Agreement and Fulton Bank Letter of Credit for \$124,806.72, for the completion of the improvements for H2 Enterprises, LLC. Mr. Smith noted this has been reviewed by the township engineer, the solicitor and by Mr. Smith and is suitable to all, recommending approval. Mr. Breneman made a motion to sign the Improvement Guarantee Agreement and accept the Fulton Bank Letter of Credit. Mr. Bauder seconded the motion, which carried unanimously.

Oak Hill Partners- Mr. Smith noted this request for reduction in the Letter of Credit for Millstone Village has been reviewed and in doing so, he is recommending that the Letter of Credit be reduced by the amount of \$482,511.00 as requested. It leaves a balance of \$387,883.00. Mr. Kreider made a motion to approve the request in the Letter of Credit for Oak Hill Partners in the amount of \$482,511.00. Mr. Breneman seconded the motion, which carried unanimously.

Meridian Management – Mr. Smith noted this request for reduction in Letter of Credit for Manor Oaks Remaining Lands Section 3 has been reviewed and he is recommending an adjustment to the request. Mr. Smith stated he is recommending that a reduction of \$41,370.00 be approved, leaving a remaining balance of \$307,687.25. Mr. Bauder made a motion to approve the reduction of \$41,370. in the Letter of Credit for Meridian Management. Mr. Herr seconded the motion, which carried unanimously.

Purchase 3 Police Vehicles – Mr. May stated the request to purchase 3 police vehicles includes Chevy Impalas with a base price of \$17,799 each, with an additional cost of transferring equipment and decals at approximately \$2000 each. He stated there is also a one-time fee of \$150.00 to join the Westmoreland COG purchasing agreement bringing the total package for the three 2006 police vehicles to \$59,547. Mr. Smith noted this proposal was in the 2006 budget and this price includes utilizing the piggyback program. Mr. Breneman made a motion to approve the purchase of the three vehicles and the joining of the Westmoreland purchasing agreement for a total of \$59,547. Mr. Kreider seconded the motion. The motion carried unanimously.

Purchase Crafcro crack sealer – Mr. Smith stated this was discussed in the budget sessions noting that this purchase would replace the current crack sealer and we would then sell the one we are using at this time. After some discussion, Mr. Bauder made a motion to approve the purchase of the Crafcro crack sealer in the amount of \$29,500.00. Mr. Herr seconded the motion, which carried unanimously.

Sale of crack sealer – Mr. Smith noted that East Hempfield is interested in purchasing the crack sealer that the township has available for a price of \$2000. and recommended that we contact them to execute the sale. Mr. Kreider made a motion to authorize the sale of the present Crafcro crack sealer to East Hempfield for \$2000. Mr. Breneman seconded the motion, which carried unanimously.

Manor/LCSWMA Agreement for Yard Waste Management – Mr. Smith noted that this agreement indicates the Township obligations, the program and the terms of agreement. He stated the Authority has reviewed this agreement with approval and have directed their Executive Director Jim Warner, to enter into the agreement if Manor Township agrees. Mr. Smith stated that under the terms of the agreement, Manor Township residents would be permitted to take yard waste generated at the residential property to the Waste Authority at the Frey Farm Landfill at no tipping cost to the resident. Mr. May noted that the township will have to make sure residents are aware of what items may be taken there. Mr. Smith added that there will be some record keeping and monitoring of the program. Mr. Laudien explained that this program is not for the grass clippings to be dumped after residents mow their lawns. It was noted that residents might have to register and get some type of user identification number so records may be kept. Mr. Smith stated that when all plans are final, information will be made available and placed in the newsletter. Mr. Bauder made a motion to enter into the agreement with LCSWMA for a Yard Waste Management program. Mr. Herr seconded the motion, which carried unanimously.

#### Correspondence

Mr. Smith read the following requests for training and seminars.

#### Administrative

PSATS ACRE is a training opportunity for the Supervisors or Staff.

Ethics Act – a training session for local govt. for Elected Officials, Staff or Solicitor.

Regionalizing Municipal Police Services – for any Supervisors if they desire.

Lanc. Co. Building and Zoning Course 105 – for Bruce Ott and Bill Laudien  
Excel Basics – for Ryan Strohecker and Bill Laudien  
APMM Eastern Executive Development Conference – request for Mr. Smith, Manager  
Mr. Kreider made a motion to approve the listed training for noted personnel, and pay the necessary expenses. Mr. Breneman seconded the motion, which carried unanimously.

#### Public Works

KAFMO – training for Mike Dickert  
Pest Managers' School – Mark Harris, Ron Shenk, Phil Stehman, Mike Dickert and Dan Funk should attend this to keep continuing credits for their certifications.  
Mr. Breneman made a motion to approve the listed training for noted personnel, and pay the necessary expenses. Mr. Herr seconded the motion, which carried unanimously.

#### Police Department

Defensive Tactics Instruction Seminar – request for Officer Tom Moser.  
Bureau of Forensic Services - a request for Officer Troy Rogers.  
MAGLOCLIN – request for Det. Mike Phenneger to attend.  
Mr. Kreider made a motion to approve the listed training for noted personnel and pay the necessary expenses. Mr. Herr seconded the motion, which carried unanimously.

#### Traffic Commission

Chief Reeve reported that in the re-organizational meeting it was voted to retain the same order for officers. Mark Harris remained Chairman and Chief Reeve remained Secretary. Chief Reeve stated that the speed limit issue on Anchor Road was re-addressed. After discussion he stated that the Commission is recommending a speed limit of 40 MPH be set for Anchor Road. He also noted that PennDot is requiring a Type-III sheeting on signs, because it is easier to read, effective Dec. 31, 2005 with a seven-year compliance date. Donald Witmer, 2484 Gamber Rd, asked several questions about the Anchor Road posting. He noted a petition that was signed about the road being posted at 35MPH. He stated that they feel the problem is not speed as much as site distance and signage problem. He stated that he was ok with the 40 MPH posting instead of the 35 MPH.

#### Police Report

Chief Reeve noted that the police report has been submitted but added that there was a Letter of Accommodation for Officer Stephen Snyder for his ability to lift fingerprints in a case, which led to an arrest.

#### Road Foreman's Report

Mark Harris reported that January has been a good month, not many problems for the road crew. He stated they have been inspecting and repairing any bridges that are in the Township, chipped a total of 1197 Christmas trees and have done some routine roadwork. His report included the sign work that was completed for the month also.

#### Park & Grounds Maintenance Report

Mike Dickert listed normal repairs and maintenance issues were done. He noted that the annual hazard survey and the installation of the new playground at Charlestown Park has been completed.

#### Assistant Manager's Report

Mr. Laudien noted that he was happy to report that the Annual Report for the CDL, drug and alcohol testing was at 100% as usual. He stated that we continue to have a problem with the cardboard recycling program. They are hoping to add another dumpster during the months of December and January due to the increase of cardboard at that time.

#### Township Manager's Report

Mr. Smith reported that the State had sent notification of a problem with a certain type of pre-cast bridge. He noted that the Township only has one pre-cast bridge and explained that was the reason for the bridge inspection that took place, finding it in good condition. He also noted that a meeting is scheduled with the County Commissioners and their representatives to consider the Rails to Trails project. The meeting will be held at the Letort Elementary School, Feb. 7, 2006 at 6 PM. Mr. Smith also noted a preliminary project design for land along Manor Blvd where the land owner of the 20 acre tract is proposing to develop on everything but 5.73 acres. The project will go to the MTPC, and the landowner has made a request to the Township to convey 14.7 acres to the Township at no cost. Mr. Smith noted the 14.7 acres of land is primarily creek frontage, but it could be a greenway. It was noted that it is two separate lots. The Supervisors were in agreement that Mr. Smith should inform the landowner that the Township would accept this portion of land.

#### Building Permit

Mr. Kreider read the Building Permit Report listing 22 permits issued in the month of January. He stated the dollar value for the 22 permits was \$2,388,928.

Mr. Smith stated that at the last meeting the Supervisors had asked Staff to do some comparisons of zoning fees in other townships for agricultural buildings. He gave the Supervisors information for their review and noted that there are many similarities in the other townships.

Mr. Kreider made a motion to adjourn the meeting, seconded by Mr. Herr. The motion carried unanimously. The meeting adjourned at 9:20 PM.

Respectfully submitted,

Barry Smith  
Secretary – Treasurer

Recording secretary  
Rita J. Young

## Manor Township Supervisors Meeting

March 6, 2006

7:30 PM

Chairman John May called the meeting to order at 7:30 PM in the Manor Township Municipal Building, 950 W Fairway Drive, Lancaster, PA. He led those in attendance in the pledge to the flag. Roll call was taken.

Members present: John May, Allen Kreider, Richard Bauder, Allan Herr and Jay Breneman.

Staff present: Barry Smith, Bill Laudien, Chief Reeve, Mark Harris, Ryan Strohecker and Rita Young.

Visitors: See Attached.

### Minutes

Mr. Herr made a motion to approve the February Minutes. Mr. Breneman seconded the motion. The motion carried unanimously.

### Bills

Mr. Herr made a motion to approve the Bills as listed, seconded by Mr. May. The motion carried unanimously.

### Financial Report

Mr. Breneman made a motion to approve the Financial Report. Mr. Bauder seconded the motion, which carried unanimously.

### Solicitors Report

Mr. Smith stated there was no solicitors report.

### Business From the Floor

Don Witmer, 2484 Gamber Road, asked if the Supervisors have discussed the safety issue or if they have considered having warning signs before the Stop signs at the intersection of Prospect Rd and Anchor Rd. Mr. May stated that he did receive the information from Mr. Witmer and has distributed it to the Supervisors, but they have not discussed the situation yet. Mr. Breneman stated that they did discuss the intersection at the Traffic Commission Meeting and it should be in that report.

Jerry Stoll, 1766 Colonial Manor Drive, expressed concerns that she had sales people walking around in her neighborhood and stop at her house at 7:15 PM. She felt that was too late for soliciting and asked if something could be done to limit the time. Chief Reeve explained that the current ordinance that allows for soliciting permits does not include a specific time limit. Mr. May stated that we could consider a time limit for that issue. Mr. Smith suggested that Chief Reeve gather some information from other townships to see what their policy is. Mr. May noted that he will also address the LIMC about soliciting permits.

Kervin Wertz, 1940 Water St, asked if the township could get an MSDS report for the weed killer that Norfolk Southern is spraying along the railroad tracks in Washington Boro. He has concerns as to how it may be affecting his property and his health. Mr. Smith stated he could contact Norfolk Southern to attain that information. Mr. Wertz also asked if everyone in Manor Township pays the streetlight tax. Mr. May stated no. Mr. Wertz asked if that is unconstitutional. Mr. May stated that the tax is not unconstitutional.

Mr. Wertz questioned why it went up \$6.00 from last year. Mr. May stated the increase was due to the increase in the cost of electric. Mr. Wertz asked if the lights could be removed if they are not wanted. Mr. Kreider noted that he has been spending time checking out the streetlights and he has found a lot that do not work. Mr. Kreider stated that in his opinion almost all the streetlights should be taken out and he is looking into that. Mr. Kreider stated that in checking with his light meter, he found areas in the Township that do not have streetlights and had a higher light reading from the lights on residential houses.

Irene Buch, 717 Fairway Drive, stated that she picked up a copy of the 2006 budget and she is getting signatures of residents against the streetlights. After looking at the budget, she felt that since there is roadwork going on in the southern end of the township that she has to help pay for then it is only fair that the residents from that end of the township should pay for streetlights, but she is also in favor of removing the streetlights.

Jay Simmons, 624 Capri Road, noted that there are over 7000 households in the township and only 2700 of those paying streetlight tax. He feels that is unfair.

Tom Jackson, 506 Garden Hill Lane, noted that he pays 120.00 for township tax a year and now with his street light tax it increases it up to almost a third more a year. He feels that is unfair.

Bonnie Miller, 113 Bent Tree Drive, asked if the Supervisors have considered dividing the cost up equally for all residents of the township and questioned the income from LCSWMA and if they considered using that money to pay for streetlights. Mr. May stated that to have all residents pay for streetlights, it would have to be through the regular township tax. Mr. Bauder explained that the money from LCSWMA, which is 1 million a year in tipping fees, goes into the Capital Improvement Fund. Mr. May explained that the Capital Fund is reserved for projects. Ms Miller also noted that a Sheetz store is going in along 462 soon and she asked several questions about road improvements and if the township will have any input to the construction or if they plan to contribute money to those improvements. The Board stated that no, Manor Township does not have input at this point and they will not be contributing to that project. Mr. Smith noted that East Hempfield has done a study with a long-range plan for that project but at some point we will have an opportunity for input but no decision making power.

Mr. Bauder stated, going back to the light tax, in his opinion the streetlights are not necessary and he is looking for a solution to that. He noted that the tax collected for Manor Township is very small compared to what people pay for wage taxes.

Jim Kauffman, 387 W Charlotte St., stated that he and most of his neighbors are happy with the streetlights in the development of Springdale Farms. He is in favor of everyone paying for the streetlights at intersections, but feels it is fair to tax residents in the developments for their streetlights. Mr. Smith stated that there are a few streetlights located at intersections that are paid for by the township, but not all of them. Mr. Kreider stated that the streetlights in new developments are brighter and he feels the biggest problem is with PPL.

Tom Jackson, 506 Garden Hill Lane, stated that his biggest complaint is that his streetlight is not bright and that if he has to pay for a streetlight, he would at least like to see the benefit from that light.

## Old Business

Subdivision and Land Development Ordinance Update – Mr. Smith updated that there have been two meetings to this point. One to develop a work group and one was a work session with the Manor Township Planning Commission to get their preliminary input. Mr. Smith stated he is hoping to have monthly updates. Mr. May added that he felt the meeting with the MTPC was excellent.

## New Business

Mr. May noted the road dedications. Mr. Smith stated that he and Mr. Harris completed a final inspection today for Stone Creek Road and Sutherland Road adding that there are some deficiencies in catch basins with these road right of ways that the Township would be assuming. He stated that Staff is recommending that no action be taken on Resolution 10-2006, Resolution 11, 2006 and Resolution 12-2006 at this time. Mr. Smith stated the superintendent of the project has been contacted to make them aware of the problems and they plan to rectify the problems within the week. He noted the Resolutions should be back on the agenda for April. Mr. May stated that Resolutions 10, 11 and 12 for the dedication of these streets to the Township will be tabled until next month.

Leroy Mellinger Deed – Mr. Smith noted this is a quitclaim deed to vacate the alley located between Yale and Albright Avenues and acknowledging that the Township has no interest in this alley. Mr. Bauder made a motion to approve the execution of the quitclaim deed from Manor Township to A. Leroy Mellinger, 1708 Temple Avenue. Mr. Kreider seconded the motion, which carried unanimously.

Drew and Rebecca Pashley – Mr. Smith noted that this is another quitclaim deed to vacate the alley located between Yale and Albright Avenues and acknowledging that the Township has not interest in this alley. Mr. Herr made a motion to approve the execution of the quitclaim deed from Manor Township to Drew J. Pashley, Jr. and Rebecca J. Pashley 1711 Temple Avenue. Mr. Kreider seconded the motion, which carried unanimously.

Draft Storm Water Management Ordinance Amendment – Mr. Smith stated that this amendment is amending Article I, General Provisions, Section 101, by incorporating the legislative intent of the Township to aide by the provisions of the Conestoga River Act 167 Storm Water Management Plan, and by amending Article II, definitions and by amending Article IV, design standards to reflect standards that will conform to the aforementioned Storm Water Management Plan. He requested that it be advertised and be placed on a future agenda. Mr. Smith added that there were two other documents for reference that were updated, that being the 1999 Ordinance and the 2005 Ordinance. He noted that this would bring the Township into compliance and recommended that it be referred to the Solicitor. Mr. Kreider stated he has a problem with the “No harm option” and feels it is contradictory and gives a way to get around it. Mr. May stated that it does state it calls for proof. Mr. Smith stated that he will provide the Supervisors with a paper from the engineers explaining this. After some discussion, all the Supervisors were in favor of Mr. Smith taking this document to the Solicitor and prepare the advertisement so it can be acted on in the future.

Lefever Agreement - Mr. May stated that this is an agreement between Ronald Lefever and Susanne Lefever and Manor Township. Mr. Smith explained this agreement allows the landowner, Mr. & Mrs. Lefever, 80 Charlestown Road, to construct a new home while an existing dwelling is there. The agreement is that they will remove the existing dwelling when the new one is completed. Mr. Breneman made a motion to approve the agreement with the Lefever's that they will remove the existing building within 60 days of completion of the new building. Mr. Herr seconded the agreement, which carried unanimously.

New Police Officer – Mr. May stated the Chief Reeve has requested that the Township hire Wayne C. Smoker, 25 North Kinzer Road, Kinzers, PA, as a full time replacement police officer. He noted that Mr. Smoker has successfully completed all the requirements for the position. It was noted the date to start would be March 20, 2005 at the entry-level salary. Mr. Breneman noted he was present at the interviews and felt that Mr. Smoker would be an asset to the force. Mr. Bauder made a motion to hire Mr. Smoker as a full time police officer for Manor Township to start March 20, 2006. Mr. Kreider seconded the motion, which carried unanimously.

Smart Growth Coalition – Mr. May stated they have received a letter from the Coalition for Smart Growth about the Haverstick Tract, located East of Donerville Road and South of the Shadowstone Development. Mr. Smith noted that Staff has had meetings with the proposed developer for this tract, and they are requesting changes. He noted that the Staff's position is that the timing is not right and there was a petition submitted to the Supervisors to change the zoning, which the Supervisors chose not to do. This letter from the Coalition for Smart Growth is giving reasons why they feel that the tract should be rezoned.

Waste Hauling – Mr. May stated that he would like to explore the possibility that the Township could consider going to a uniformed hauler. He asked that Mr. Laudien present this to the Waste and Recycling Committee for their input. Mr. May stated that he would like the one hauler system for Manor Township but would also like to have it optional for those who choose to do their own trash. Kervin Wertz stated that they should go to all the haulers and get their prices. Mr. Bauder stated that some township do have a one hauler system where they bid for the job. After some discussion, it was noted that Mr. Laudien will present to idea to the Waste and Recycling Committee. Mr. Laudien stated that the Committee already has this topic on their agenda. Mr. Kreider had objections to the amount of waste trucks on the road at one time. He felt that they could limit trash pickup to one hauler in an area.

Draft Shopping Center Ordinance Amendment – Mr. May stated he has distributed an ordinance for review that deals with eliminating sprawl into the rural areas for commercial districts. This ordinance proposes that above a certain number of square feet of construction, the shopping center would be required to build a multi-story building instead of just going outward. It would also require that the parking would have to be a multi-story garage instead of large flat parking areas that we have now. Mr. May felt it was a good idea and it should be referred to the MTPC. The Supervisors were in agreement. Mr. Smith asked if it should be passed on to the solicitor and the LCPC. The Supervisors stated yes.

## Correspondence

Mr. Smith stated there are several items for approval.

The Official Map – a seminar requesting the appropriate personnel be able to attend.

Monthly Town Hall Meetings – Cpl. Gary Strock requesting that he be able to hold a public town meeting for both Manor Township residents and Mountville Boro residents.

Crime Prevention Course – a request that Chief Reeve is requesting Cpl Strock attend.

Advanced Latent Print Tech Course – a request from Chief Reeve that Officer Rogers attend.

Mr. May asked if there were any comments for the Monthly Town Hall Meetings. Mr. Kreider stated he thought they were a good idea but there should be a trial amount of meetings to see how they are received. Chief Reeve stated the meetings were held several years ago, alternating the Township and the Boro and were discontinued due to a lack of participation. After some discussion, the Supervisors decided that Chief Reeve should go ahead with the meetings at his discretion. Mr. Breneman made a motion to approve the listed seminars and approve the town meetings. Mr. Herr seconded the motion, which carried unanimously.

Tom Jackson, 506 Garden Hill Lane, stated that he would like to see the Supervisors devise a program where the residents of the Township could meet the Police Officers and get to know them. He felt that the town meetings might be a good idea for that. Mr. May suggested residents could come visit the police. Mr. Breneman suggested there be information on each officer that could be handed out at the meetings.

Jim Stauffer, 365 Weaver Road, suggested that the police go to more public events. Chief Reeve stated that they do attend most events in the Township.

### Traffic Commission

Chief Reeve stated the Traffic Commission met Feb. 22, 2006. He noted speed limit signs that were posted on Anchor Road and a stop sign being moved at the intersections of Anchor and Prospect Roads for greater visibility. He stated that the Commission is not recommending the placing of "curve ahead" signs or the "stop sign ahead" warning signs on Prospect Road. He also noted two letters requesting "no parking" signs along the East side of Shenks Lane and the Commission voted to erect those signs. Chief Reeve stated they have requested that Millersville Boro ban parking on the North side of West Cottage Avenue, East of the Township line. Don Witmer, 2484 Gamber Road, expressed concerns with the safety at the intersection of Anchor Rd and Prospect Road. After some discussion, the Board agreed that they would like to inventory the intersections in Manor Township and review them for safety issues, even the intersections that are State Roads. Chief Reeve stated if warning signs are erected, then we need to be consistent with intersections in the Township.

### Police Report

Chief Reeve noted the report has been furnished to the Township Supervisors and is available in the office. He stated Officer Steve Snyder received two Letters of Commendation, one from Spring Garden Twp. Police Dept. and one from Southern Regional Police. There was also a Letter of Commendation for Officer Troy Rogers.

### Road Foreman's Report

Mr. Harris provided his list of maintenance issues and noted that one of the planned projects for 2006 was Stonewyck Drive. He stated he has gotten several assessments of Stonewyck Drive and he feels confident in the way they will be doing that project. Mr. Harris noted that the maintenance on South Centerville Road had been discussed in a work session with a recommendation of seal coat. Mr. Harris stated that after he looked into the repairs for that area, he is recommending that they do not oil and chip that road. He felt that after talking with several engineers and LTAP it would not be the best way to go and he gave several options. He also noted that he would want to crack seal the area no matter what the decision is. He asked the Supervisors what direction they might want to go with repairs for the North end of South Centerville Road. After some discussion, Mr. Bauder made a motion that Mr. Harris crack seal and put a leveling coat of one full inch on South Centerville Road. Mr. May seconded the motion, which carried unanimously. Mr. Herr added that the public meeting that Mr. Harris and Mr. Smith conducted for the Chestnut Grove Road project went very well and all residents were pleased. Mr. May also noted that Mr. Harris had received a letter commending the work the road crew did for icy weather this winter.

### Parks and Grounds Report

Mr. Smith noted that Mr. Dickert has submitted his report but he is absent from the meeting this evening.

### Assistant Manager's Report

Mr. Laudien noted that he is making preparations for the Turkey Hill Country Hill Classic for May 6<sup>th</sup> 2006. He stated they have finalized the agreement between LCSWMA and Manor Township for the yard waste program to begin in April. Mr. Laudien stated there will be two newsletters this year, the first to go out the beginning of April. The Board discussed several topics that they plan to be in the newsletters this year.

#### Township Manager's Report

Mr. Smith stated he has submitted his report and noted that he has been attending some meetings on the relocation of the RT 441 truck traffic. He noted that they have been discussing an alternative route of Donerville Road and Prospect Road, however he and Mr. Douts from West Hempfield explained why that would not be a good option. Mr. Smith also made reference to classes he has been teaching and noted that they are only on Saturdays and does not affect his work at the Township office.

#### Building Permit Report

Mr. Kreider read the building permit report noting that in Feb. 2006 there were 22 permits issued for a total dollar value of \$ 2,068,811. That brings the total number permits for the year to 44.

There being no further business, Mr. Kreider made a motion to adjourn the meeting. Mr. Herr seconded the motion, which carried unanimously. The meeting adjourned at 9:00 PM.

Respectfully submitted,

Barry Smith  
Secretary – Treasurer

Recording secretary  
Rita J. Young

## Manor Township Supervisors Meeting

April 3, 2006

7:30 PM

Chairman John May stated that there was an Executive Session held tonight, prior to this meeting to discuss personnel matters for an extended illness for Officer Carolyn Gundel. Mr. Breneman made a motion to approve the grievance of Officer Gundel for extended illness. Mr. Herr seconded the motion, which carried unanimously. Mr. Smith stated that he will send their approval in writing to the Police Bargaining Unit.

Chairman John May called the meeting to order at 7:30 PM in the Manor Township Municipal Building, 950 W. Fairway Drive, Lancaster, PA. He led those in attendance in the Pledge to the flag. Roll call was taken.

Members present: John May, Allan Herr, L.Allen Kreider, and Jay Breneman.

Members absent: Richard Bauder.

Staff present: Barry Smith, Mark Harris, Chief Reeve, Mike Dickert, Ryan Strohecker, and Rita Young.

Visitors: See attached.

Minutes – Mr. Kreider made a motion to approve the March 2006 minutes as drafted. Mr. Breneman seconded the motion, which carried unanimously.

Bills – Mr. Herr made a motion to approve the Bills as listed. Mr. Kreider seconded the motion. The motion carried unanimously.

Financial Report – Mr. Breneman made a motion to approve the Financial Report as submitted. Mr. Kreider seconded the motion. Mr. Kreider asked why the Contract Service Expenses are over budget in the Capital Fund. Mr. Strohecker stated that he will look into it and get the information to the Supervisors. Mr. Kreider also asked why the Sewer Fund budget is \$10,000 and at this point there was over \$60,000 expenses listed. Mr. Strohecker stated that the expense listed is due to the removal of a pumping station that was located at Manor Ridge Drive. The motion then carried unanimously.

Solicitors Report – Mr. Smith stated there was no Solicitors Report.

### Business From the Floor

Michael Long, 2192 West Ridge Dr, asked if there was any progress on determining how PPL is billing for streetlights. Mr. Kreider stated he is working on the problem. He noted he has been metering the amount of light given off by all the streetlights and there are many problems. He asked Mr. Long how he feels about the streetlights. Mr. Long stated he felt they are not needed and asked who determines where they are to be located and who installs them. He expressed concerns that one intersection on RT 741 has three lights. Mr. Kreider stated he is aware of that intersection, the lights do not meet state regulations and he is not happy with PPL. Mr. Smith stated that Staff has been reviewing the billing with PPL and agreed that there are problems with many streetlights.

Donna Bare, 107 Chestnut Grove Rd, asked when the program for residents taking yard waste to the landfill is going to be available. Mr. Smith stated that permits were available beginning April 1, 2006.

Bonnie Miller, 113 Bent Tree Drive, asked several questions about the Manor Township proposed Sub-Division Land Development Ordinance. Mr. Smith stated it is in the beginning stages but could possibly be completed by July of this year. Ms Miller also asked if the \$60.00 fee that goes to Mr. Murry, in the 20-year agreement with the Crossgates Sewer Agreement, began when the

project was built or when a person would purchase the property. Mr. Smith stated that the agreement is between Manor Twp., Millersville Boro and Mr. Murry, and it began when the system was built.

Mike Zuber, 124 Shannon Drive, requested a nature center be built at the Woods Edge Park area. He also asked questions about the wetland areas being drained at that location and noted that he thought Mr. Murry was draining it. Mr. Murry stated he is not draining the wetland areas. Mr. Zuber felt the Township should acquire ownership of the wetlands and noted the presence of a problem weed there. Mr. May stated that the Township is already working with DEP for the purple loosestrife weed that is present at the wetlands.

Jay Simmons, 624 Capri Rd, asked if the Supervisors have voted to rescind the streetlight tax yet. Mr. May stated that no decisions have been made at this point, but they continue to discuss the situation. Mr. Simmons stated that he feels due to all the problems with the lights people are not getting a service that they are paying for.

Yvonne Crouse, 785 Stehman Road, asked how many municipalities are included in the proposed Comprehensive Plan they are working on. Mr. Smith stated there are eleven municipalities which including Townships and Boroughs.

### Old Business

Subdivision and Land Development Ordinance Update – Mr. Smith stated that he will be providing an update on the Subdivision and Land Development Ordinance for the Supervisors review.

Soliciting Report – Mr. Smith stated that Chief Reeve has provided an example of a soliciting ordinance for the Supervisors to review. They did note that they felt the usual 9 PM cut off time for soliciting was too late. After some discussion, the Supervisors advised Mr. Smith and Staff to draft a soliciting ordinance. Donna Bare asked if the people that stand at red lights can be there until 9 PM. Chief Reeve stated that by law, they can not go out onto the street, and we inform them that they can not be on the street and solicit at all in Manor Township.

### New Business

Resolution 10 –2006 Road Specifications – Mr. Smith stated that due to changes with PennDot, we are now required to use super pave asphalt mixed design. Mr. Harris has reviewed our current specifications for the Township street specs and made the necessary changes to make the Township compliant. Mr. Smith noted that he feels developers will comply with the specifications because we could refuse to accept their roads if they do not meet requirements. Mr. Kreider made a motion to approve Resolution #10-2006, seconded by Mr. Herr. The motion carried unanimously. Mr. Breneman asked if this is a substantial increase in the present way we pave. Mr. Smith stated this will increase the stone and asphalt and the change in specifications will increase the cost.

Resolution #11-2006 – Stone Creek Road –Mr. Smith stated that this is the second time for this to be presented. Last month the developer had not completed a few incidentals for catch basins and clean up work. They have currently completed the necessary requirements and we are recommending approval of the resolutions for the three roads. Mr. Breneman made a motion to approve Resolution #11-2006, accepting the right of way of Stone Creek Road, seconded by Mr. Kreider. The motion carried unanimously.

Resolution #12-2006 – Sutherland Road – Mr. Smith stated there are actually two parts to Sutherland Road but it is one road. Mr. Herr made a motion to approve Resolution #12-2006 for Sutherland Road. Mr. Breneman seconded the motion, which carried unanimously.

Resolution #13-2006 – Sutherland Road – Mr. May made a motion to approve Resolution #13-2006 for the second section of Sutherland Road. Mr. Kreider seconded the motion, which carried unanimously.

Ordinance #3-2006 – Storm Water Management Ordinance Amendment – Mr. Smith stated this Ordinance has been properly advertised and includes the changes as a result of the Act 167 Watershed Plan. After some discussion, Mr. Kreider made a motion to approve Ordinance #3-2006, seconded by Mr. Breneman. The motion carried unanimously.

Award Bid for Mower - Mr. Smith stated the Township had advertised to sell a 2000 Progressive Tri-deck Rotary Finishing Mower, Model TD 65. Mr. Smith opened the only bid that was received from Greenawalt's Lawn Management, Elizabethtown, PA. The amount of the bid was \$2000. Mr. Breneman made a motion to award the bid to Greenawalt's Lawn Management for \$2000. Mr. Kreider seconded the motion, which carried unanimously.

Award material bids. Mr. Smith stated that this has been properly advertised and went over some of the changes for this year. He stated that roads have been listed for the In Place Paving as it appeared in the advertisement and noted that only Highway Materials has responded for this bid. Mr. Smith went over the bids for the roads listed and the changes. Mr. May asked how these changes affect the budget. Mr. Smith stated that we are probably about \$20,000 over budget. Mr. Harris stated that the total for the over all budget was \$400,079 and the total of what is bid is \$420,037.17. Mr. Harris noted that S. Centerville Rd was not in the proposed budgeted amount, which came in at 21, 000 over and that road would account for the \$20,000 they are over budget. After some discussion, Mr. Kreider asked if we are approving the roads listed or just the unit price for In Place materials because he has a problem with a two of the roads. Mr. Smith stated that the prices that are quoted are for the roads listed and they were included in the bid proposals and in the advertisement. He suggested two options, approve the in-place as presented or approve individually each road as listed. Mr. Kreider stated he is in agreement with everything except Rock Hill Road and Stonewyck Dr. He stated he would like to talk to LTAP to answer some questions he has. He expressed concerns about the amount of money for these two roads that, in his opinion, are not used that much and asked if there was a cheaper way to do these roads. Mr. Harris noted that safety is the biggest reason these roads are listed to be improved and added that 2/3 of the project on Rock Hill Rd has been completed and this would finish the job there. Mr. Harris stated that all this scheduled work has been based on work sessions that the Supervisors have directed him to put on the 2006 schedule and he does not understand what Mr. Kreider is looking for.

Award Bid for In-Place Paving - Mr. Herr stated that Rock Hill Road is 2/3 complete with widening and if we do not finish the job, we leave the Township open for possible breakup of what has been done. Mr. Harris agreed. After some discussion, Mr. Herr made a motion to include all the roads listed in the bid for In Place Paving from Highway Materials and moved to accept the bid prices as presented. Mr. Breneman seconded the motion. The motion carried unanimously. (See attached)

Award bid for Seal Coat – Mr. Smith stated two bids were received for Seal Coat, Stewart & Tate and Martin Paving. He noted that the unit price is lower than last year. After some discussion, Mr. Kreider made a motion to approve the bid from Stewart & Tate for Seal Coat for 2006 as listed. Mr. Breneman seconded the motion, which carried unanimously. (See attached)

Award Bid for Road Materials – Mr. Smith stated there are two bidders, Highway Materials and County Line but they bid on separate materials. He noted they are pleased with the prices. After some discussion, Mr. Breneman made a motion to approve the bid from Highway Materials for the black top. Mr. Herr seconded the motion, which carried unanimously. Mr. Herr made a motion to

approve the bid from County Line for 2 A Stone. Mr. Kreider seconded the motion, which carried unanimously. (See attached)

Crossgates Phase VII Imp. Guarantee Agreement and Fulton Bank Letter of Credit #D003971 – Mr. Smith stated this Agreement and Letter of Credit have been reviewed by Staff, the Solicitor and the Township Engineer and all recommend approval. Mr. Kreider made a motion to accept the Improvement Guarantee Agreement and Letter of Credit #D003971 as presented. Mr. Herr seconded the motion, which carried unanimously.

Manor Oaks Letter of Credit #D01689 reduction request – Mr. Smith stated this reduction request is from the balance of \$44,536.55, requesting the reduction to leave a remaining balance of \$36,536.55. He noted this project had a problem with a detention basin and some paving problems but they have been corrected, and recommended approval of the reduction. Mr. Kreider made a motion to approve the reduction request in Letter of Credit #D01689 for Manor Oaks, leaving a balance of \$36,536.55. Mr. Breneman seconded the motion, which carried unanimously.

Woods Edge Street Lights – Mr. Smith noted a request from the Woods Edge Homeowners Association, for the Township to have streetlights installed at a mailbox area in Woods Edge. Ms Sheeler, President of the Homeowners Association, was present to address the issue. Mr. Kreider stated that he does not feel that the Township has a responsibility to light up mailbox areas, but did have information about solar powered streetlights to give her. Mr. Breneman asked if there is any electric at the location at this time. Ms. Sheeler stated no, but she has met with PPL and they informed her it would be no problem to provide electric at the locations. Ms Sheeler stated that at the present time she is representing about 222 residents and added that there are two areas in Woods Edge where the lighting is deficient. She noted that they have explored the possibility of solar lighting and found it not to be appropriate. She discussed the streetlights that are presently in the development and how they are scattered. She noted that the residents do not have mail delivered to their houses in these areas but must get their mail at these central locations which are not lit. She added that PPL has been there to address the problem and they stated that it does warrant a light and it would be possible to get electric to the location, adding that we already have our residents paying the streetlight tax. Ms Sheeler stated she felt this is a reasonable request and that this was an oversight in the development when streetlights were installed. She also addressed an area in Sutherland where there is a problem picking up mail on a curb site with no lights, and PPL has taken a look at that area stating it would be no problem to put a light there. Mr. May asked why solar lighting was rejected. Ms Sheeler stated it was due to the type of solar and it did not fit in with the development. Mr. Breneman asked if they considered motion detector lights. Ms Sheeler stated they would still have to have PPL put electric to the sites. She felt the development has a good design and the Association is asking to have it completed for safety reasons. Mr. Smith stated that our code does allow for residents to petition the installation of streetlights and we have granted this in the past. Mr. May asked about the cost to the Township to have a streetlight installed. Mr. Smith stated that there is no cost to install a streetlight, however there is an agreement that we are obligated to have the light for 10 years. Bonnie Miller, 113 Bent Tree Dr., stated that she felt the lights should be installed and those residents are already paying for streetlights. Mike Long, W. Ridge Drive, was not in favor of increasing the number of lights because you would not be collecting extra money. Mike Zuber, 124 Shannon Dr., felt the Board should look at solar lighting. Mr. Kredier stated that he would be opposed to the installation of even one more light. Ms Sheeler stated she is here with a request from the Homeowners Association, representing 122 residents, that the two areas in Woods Edge, where mail is deposited for pickup, be lighted for safety reasons. After some discussion, the Board decided that they would like to go out and look at the areas and make a decision at the next meeting.

Act 14, 67 & 68 Notification Millersville University – Mr. Smith stated this is notification that Millersville University will be applying to DEP for a permit to paint and maintain a water storage tower that is located in Manor Township.

Act 67 & 68 Columbia Water Company – Mr. Smith stated that this is notification that Columbia Water Co. will be submitting a request to DEP for a New Eagle Path Pressure Zone Public Water Supply Permit Application. They will be correcting a problem in the water pressure in that area.

Correspondence - Mr. Smith stated that there are two items. He noted an invitation from the State Association to attend a PA Leadership Seminar, but only 25 submissions will be accepted. He also stated that Chief Reeve has requested that Officer Gardner go to a software class called Vista FX 2 Training Seminar. Mr. Herr made a motion to approve the attendance to both seminars. Mr. Kreider seconded the motion, which carried unanimously.

Traffic Commission - Chief Reeve reported that the meeting was held March 29, 2006. He gave an update on the No Parking signs that were installed along West Charlotte Street and noted that the request for warning signs on Prospect Rd at Anchor Rd were not warranted by the PA Code Title 67, Chapter 211.451.

Police Report- Chief Reeve stated his report has been submitted and noted a Letter of Commendation for Officer Liddick for assisting an East Hempfield officer in locating a vehicle that tried to evade him.

Road Foreman's Report - Mr. Harris reported that brush mowing was completed in the month of March and they have been doing pipe repair.

Park & Grounds Maintenance Report - Mr. Dickert stated spring maintenance has begun in the parks. They have been opening the water systems and installed two benches at the new playground in Charlestown Park. Mr. Dickert also noted that for the first time in months, he has no vandalism to report.

Assistant Manager's Report - Mr. Smith stated that Mr. Laudien is absent but his report has been submitted. He added that 17 people have already picked up permits for the yard waste program.

Managers Report - Mr. Smith noted he has submitted his monthly report for review and had nothing further to add.

Building Permit Report - Mr. Kreider read the Building Permit Report listing a total of 60 permits issued for the month of March. That brings the total number permits for the year to 104.

There being no further business, Mr. Kreider made a motion to adjourn the meeting at 9:10. Mr. May seconded the motion, which carried unanimously.

Respectfully submitted,

Barry Smith  
Secretary – Treasurer

Recording secretary,  
Rita Young



## Manor Township Supervisors Meeting

May 1, 2006

7:30 PM

Chairman John May called the meeting to order at 7:30 PM in the Manor Township Municipal Building, 950 West Fairway Drive, Lancaster, PA. He led those in attendance in pledge to the flag. Mr. May announced that an Executive Session was held prior to this meeting to discuss two matters of Real Estate. Roll call was taken, showing all Supervisors present.

Members present: John May, Jay Breneman, Allan Herr, L. Allen Kreider and Richard Bauder.

Staff present: Bill Laudien, Chief Reeve, Mark Harris, Mike Dickert, Ryan Strohecker and Rita Young.

Visitors present: See Attached.

### Minutes

Mr. Kreider made a motion to approve the March 2006 minutes. Mr. Breneman seconded the motion, which carried unanimously.

### Bills

Mr. May asked Mr. Strohecker about the \$24,486. payment listed for the Susquehanna Municipal Trust. Mr. Strohecker stated that was payment for Workers Compensation Insurance. Mr. Breneman made a motion to approve the bills as listed, seconded by Mr. Bauder. The motion carried unanimously.

### Financial Report

Mr. Kreider made a motion to approve the Financial Report. Mr. Herr seconded the motion, which carried unanimously.

### Solicitors Report

There was no Solicitors Report.

### Business From the Floor

Gerald Heidlauf, 363 Rock Hill Rd, asked questions about the Act 537, which he read about in the last Township Newsletter. He expressed concerns that it states residents may be required to have their septic systems pumped out on a very regular basis. He stated that this could be a significant cost to tax payers and retired people. Mr. May stated that this is a State mandated Act, and not a Township requirement. Mr. Bauder stated that the Township must develop it's own ordinance that will comply with the Act 537, hoping that they could possibly make some changes in requirements, yet still comply with the Act. He also noted that he feels Act 537 is bureauacratic over reach. After some discussion, Mr. Heidlauf felt that townships should get together and fight this type of legislature.

Sue Sheeler, 101 Langley Square, stated that as a Real Estate Broker, she must deal with this all the time when selling a home. She noted that it is very important for someone to maintain a septic system and it is important to have it pumped and inspected on a regular basis.

Mr. Kreider stated that he had attended a PSATS Convention, where they discussed the major benefits of pumping a septic system. He noted that he agrees we will be looking at how many times the septic system will need pumped, but it is still being mandated by the State, not the Township.

Irene Buch, 717 Fairway Drive, read a letter to the Supervisors expressing her concerns that the streetlight tax, being billed to residents within 250 feet of a streetlight, is an unfair tax being sent to a select group of taxpayers. She asked the Supervisors to eliminate the street light tax, get rid of the lights

we don't need and resume paying for whatever lights are necessary for the township. Mrs. Buch also gave the Supervisors a petition of names opposing the streetlight tax. Mr. May stated that they have spent a lot of time discussing the streetlight situation and he feels no decision will be made until they discuss next years budget. Mr. Kreider stated that he feels the whole streetlight business is not right and noted that he would like to eliminate all the streetlights in developments excluding the ones on main arteries. Mr. Bauder stated that the cost of the streetlights is not primarily the cost of the electricity; it is the cost of the capital investment through a ten year contract which includes the expense to put them in.

Tom Jackson, 506 Garden Hill Lane, expressed his concerns with the streetlights in his area being too dim for any benefit and that not everyone within the 250 feet receives a bill. He stated that he has reported the unfairness of the billing before but no one has looked into it.

Mike Long, 2192 West Ridge Drive, stated that he is not in favor of the streetlights and he would be opposed to installing more streetlights to light the mailboxes at Woods Edge. He stated that if you do this you are setting a dangerous precedence.

Jay Simmons, 624 Capri Road, asked if there was an ordinance that requires streetlights. The Supervisors stated that the current County Subdivision and Land Ordinance requires that we have streetlights installed in any new developments. Mr. Simmions asked if the County contributes any money to this. The Supervisors stated no. Mr. Simmions asked if it is correct that Mr. Smith had previously stated that if someone would acquire signatures of 70% of the effected residents in favor of streetlights, then by law streetlights must be installed. Mr. Laudien stated that is the law by the PA State Township Code. Mr. Simmions asked if you would be able to petition and have 70% of the effected residents signatures to take street lights out. Mr. Laudien stated that is not in the Code.

## Old Business

Subdivision and Land Ordinance Update – Mr. Laudien stated that Mr. Smith has provided documents to the Supervisors and they should be in the process of reviewing them along with staff. He noted that he hopes to have another meeting scheduled with the consultants along with everyone else soon.

Woods Edge Light Installation Request – Mr. May stated this request was made at the April 3 Supervisors Meeting. Sue Sheeler, representing the Woods Edge Homeowners Association, stated that the residents of Woods Edge Development are happy with their streetlights and they are requesting two more lights be installed at locations where there are mailboxes. She stated her question remains whether the Township is prepared to pay for the installation of the lights or if the Homeowners Association needs to do it, and if it is the responsibility of the Homeowners Association, then do they have the Supervisors permission to install the lights. She noted that she has been in contact with PPL and they estimate the installation of the two lights will be approximately \$3,000. Ms. Sheeler also went over the amount of money that the residents of Woods Edge are already paying for streetlights and stated that it is 8% of the entire electric bill that the Township pays. After some discussion, Mr. May stated that he felt it would set a president if the Township paid to install these lights. Mr. Kreider felt it was an over site of the developer that the lights were not installed and the developer should have to pay to install them. Ms Sheeler stated that she has approached the developer and he has declined to install the lights. Jim Huber, 113 Shannon Dr, stated that he felt if the Township pays to install these lights, it would set a president and developments like his at Wilshire Hills, which does not have any streetlights, may start to ask for streetlights to be installed. George Elko, 3126 Windon Ave, felt that the new lights were needed. Ms Sheeler stated that her request is for the lights, or permission to install the lights, and also that the residents of Woods Edge not be billed for any additional streetlights. After final discussion, Mr. May made a motion that the Township will not pay to install the requested lights, but that the Homeowners Association has the permission to install the lights. Mr. Kreider seconded the motion. Mr. May amended the motion by

including that if the Homeowners Association install the lights, they will also be billed for the additional electricity on a regular basis. Mr. Herr seconded the additional motion. The motion carried unanimously.

#### New Business

Esfuerzo De Union Christiana agreement – Mr. May noted this is an agreement between Esfuerzo De Union Christiana, a PA Nonprofit Corporation and Manor Township, for a radio station to be located on Shultz Road in Manor Township. The agreement, drafted by the Township Solicitor, states the Radio Station is a nonconforming use to the Rural Zoning, that it should be a single use item and the owners will be permitted to relocate a mobile home on the premises for office and broadcasting only and the mobile home cannot be used for a residential use. Mr. Kreider felt the agreement should be more specific in the nonresidential use wording. After some discussion, Mr. Kreider made a motion to approve the agreement. Mr. Bauder seconded the motion, which carried unanimously.

Pavilion Kit for Woods Edge Park – The Supervisors asked several questions about the pavilion bids and if the staff was satisfied with the purchase. Mr. Dickert stated that this is the same as the pavilions, which they have installed in the Township Community Park. Mr. Bauder made a motion to accept the bid from George Ely Associates for \$5810. Mr. May seconded the motion, which carried unanimously. After some discussion, the Supervisors agreed to wait until fall to have the pavilion delivered.

Zoning Permit Fee Schedule Review – Mr. May stated that they have received a complaint from the Masonville Mennonite Church about the increase of the fees for zoning permits. They have obtained a permit for the construction of a pavilion and they feel the fee was excessive. Mr. Breneman stated that after his review, he is in favor of drafting a new fee structure and possibly adding another category for nonprofit organizations. The Supervisors were in agreement of making an adjustment in the fee schedule.

Mr. May stated they have received a notification for three Act 14 Public Notifications for review. The first is from Lancaster Area Sewer Authority stating they intend to apply to the PA DEP for renewal of the National Pollutant Discharge Elimination System Permit for the Susquehanna Water Pollution Control Facility located at 4160 Blue Rock Road. The second is from Steckbeck Engineering and Surveying, Inc, applying for a General NPDES Permit from DEP to construct two single family homes on existing vacant land along Owl Bridge Road, and the last one is for Heritage Building Group, applying to DEP for permits for Stonemill Estates to include construction of 320 town homes and single family homes on Donnerville Road between Weaver and Habacker Church Roads.

Complaint Policy – Mr. May stated that we have had a problem with a property that needed to be cleaned up and it was an unsavory situation. Mr. Laudien stated that the current Township Policy is that if a person is complaining about a neighbor, he must come in to the office and fill out a complaint form. The reason for this discussion tonight is that Mr. Ott, the Zoning Officer, needs to know that he will continue to have the support of the Police and Supervisors when something needs to be taken care of and a resident is required to come in and fill out the complaint form. The Supervisors agreed that we should continue this policy.

Act 537 Update - Bob Findley asked several questions about how the Township will be handling the pumping of septic systems from the requirements of the Act 537. The Supervisors stated that they have not made any final decisions at this time and they will be having future discussions on how many times and the way in which septic systems are pumped out and inspected. Mr. Laudien noted that LASA has approved Act 537.

National Incident Management System – Mr. May stated that this information is notification that by fall we will be asked to be certified ourselves. The NIMS system is effective in having practices of emergency preparedness, and response, into a comprehensive national framework for incident management.

Regional Police Discussion – Mr. May stated that Manor Township has been approached by Southern Regional to merge our police force with theirs. He noted that we will have many meetings to discuss it. He noted it could have benefits, but it will probably not be cheaper for Manor Township, but we need to discuss all possibilities. Mr. Breneman stated that he feels we need to look at what would be the biggest benefit for serving the residents of Manor Township and in most cases this move would cost the Township more. He felt we should be very careful and move slowly with this. Mr. Kreider stated he feels that as we investigate this possibility, we should also look at having Manor Township covered by the State Police. He felt this could be an economical way for police coverage and there are a lot of townships going to State Police. He stated that he thinks eventually the entire County of Lancaster will have State Police coverage. Mr. May stated he was inclined to disagree but it would need to be studied. Mr. Bauder stated this is being discussed in committees in Harrisburg now and the State Police Commissioner wants to charge \$100. per capita for all Townships that do not have police protection. He feels that the \$100. per capita would be a savings for us and it should be investigated. Mr. Bauder stated we would not have to buy police cars and we would not have to pay benefits and said it would be worth looking into to see what extra coverage they would provide. Mr. Bauder stated that most of the municipalities in PA do not have their own police force. Mr. Breneman stated that most townships that have over 10,000 people do have their own police force, and we are over 10,000. Mr. Laudien asked the Supervisors if they were in agreement with investigating a cooperative effort with Southern Regional. The Supervisors agreed that they were. Mr. Laudien also asked what direction should they start. He suggested Mr. Smith and one Supervisor be involved in the discussions. The Supervisors agreed.

Tom Jackson, 506 Garden Hill Lane, stated that he felt we have one of the finest Police Forces around and he wouldn't want to spoil a good thing. He stated he previously lived in an area served by the State Police and he waited two hours for a response to a call, where if Manor Township Police are called you have a response in minutes in most occasions. He felt he would not want to give that up. Mr. Breneman stated that is why we will be looking at all things, because we don't want to give that up. Mr. Bauder stated that if we become regionalized, we would be combining with a smaller force.

Bonnie Miller, 113 Bent Tree Dr, stated that as the County goes after higher density in developments, we will continue to have more people and we should concentrate on what we do have with our police force instead of going to the State Police.

Mr. Laudien asked the Board if they want to appoint someone to be working with Mr. Smith. Mr. Breneman stated that the representatives for police in the Supervisors Area of Responsibility, is Mr. Herr and himself and they could pursue that at a later time.

## Correspondence

Tax Collectors Seminar – Mr. Laudien stated this is the 4<sup>th</sup> Annual Tax Collectors Seminar and requested Rita Young be able to attend with the necessary expenses paid. Mr. Breneman made a motion that Rita Young attend with the necessary expenses paid. Mr. Herr seconded the motion, which carried unanimously. Mr. May stated that about a year ago, the Board looked into the possibility of eliminating tax collector and that the county be responsible to collect our taxes. Mr. Bauder stated that after all the studies were completed, they found it to be more beneficial to have our own tax collector. Mr. Strohecker stated that the Township would end up being \$5,000. in the negative to switch to the County collecting our taxes.

## Traffic Commission

Chief Reeve read his report noting a letter from fifteen residents living on Ironstone Ridge Road regarding 25 MPH speed signs and also speed bumps or speed tables to control the speed. He noted there

are already twelve 25 MPH speed signs posted and the commission does not recommend speed bumps. Also a request for a “T” intersection sign on Gamber Road traveling north from Miller Road and the commission felt this should be approved.

#### Police Report

Chief Reeve stated his report has been furnished to the Township office and he noted a Letter of Commendation to both Officer Charles Snyder and Officer Mark Burkholder for their actions during a routine stop that led to an arrest for a stolen car.

#### Road Foreman’s Report

Mr. Harris stated he has provided his report listing the projects completed from the month of April, and noted for the month of May they have started street sweeping. He went over the upcoming jobs scheduled for May.

#### Parks & Grounds Report

Mr. Dickert stated that the parks are all ready for the new season. He noted that the summer help will begin next week.

#### Assistant Managers Report

Mr. Laudien noted that the newsletter has been mailed, and he has been working on the Turkey Hill Country Classic, which will be held this Saturday May 6<sup>th</sup>.

#### Managers Report

Mr. Laudien stated there was no report.

#### Building Permit Report

Mr. Kreider read the Building Permit Report listing the number of permits for April was 39 bringing the total for the year to 143 permits.

There being no further business, Mr. Kreider made a motion to adjourn the meeting. Mr. Herr seconded the motion, which carried unanimously. The meeting adjourned at 9:00 PM.

Respectfully submitted,

Barry Smith  
Secretary – Treasurer

Recording Secretary,  
Rita J. Young

## Manor Township Supervisors Meeting

Monday, June 5, 2006

Time: 7:30 P.M.

Vice Chairman Allen Kreider called the meeting to order at 7:30 p.m. in the Manor Township Municipal Building, 950 W. Fairway Drive, Lancaster, PA. He led those in attendance in the pledge of allegiance to the flag.

Supervisors Present: L. Allen Kreider, Jay C. Breneman, Allan R. Herr and Richard Bauder  
Absent: John May  
Staff Present: Barry Smith, Ryan Strohecker, Mark Harris, Chief Reeve and Evie Rineer  
Visitors Present: See Attached

Mr. Smith stated he received an item at the end of the day and asked that it be placed under new business. The Supervisors agreed to place on the agenda the letter requesting a release of a letter of credit regarding stormwater from Jon Segro.

Mr. Kreider stated there would be an Executive Session after the regular meeting to discuss real estate matters.

### **Minutes**

Mr. Breneman made a motion to accept the minutes as posted for the May 1, 2006 meeting. Mr. Herr seconded the motion and the motion carried unanimously.

### **Bills**

Mr. Bauder made a motion to approve the bills as listed. The motion was seconded by Mr. Breneman and carried unanimously.

### **Financial Report**

Mr. Kreider questioned the contracted services. Chief Reeve stated the item was purchase of vests. They are part of a program through the Federal Government where vests were ordered in the amount of \$8,000. The Federal Government is reimbursing the Township for 50% but the bill must be paid before reimbursement is received. Mr. Herr made a motion to approve the Financial Report. Mr. Bauder seconded the motion and the motion carried unanimously.

### **Solicitors Report**

There was no Solicitor's Report.

### **Business From the Floor**

Ted Gingrich, 110 Bent Tree Drive, asked if the 2006 budget was removed from the web site. Mr. Smith stated he could not confirm that it is on the web site, but he thought it was still on. Mr. Smith requested Mr. Strohecker look into it.

Elizabeth O'Donoghue, 388 Hershey Mill Road, had concerns regarding the height of the road since the developer repaved it. She stated it is approximately 5-7" above the height of her property and it is causing problems with children riding bicycles, walkers and she is having problems mowing. She indicated the situation was discussed with the Township, paver, excavator, developer and the developer told her if the Township told him to fix it he would. Mr. Smith stated he and Mark Harris looked at the problem and talked to the developer and Mr. Smith indicated the Township would take care of adding topsoil and finishing up along side the road. Ms. O'Donoghue also had concern regarding stormwater runoff. She indicated there is a retention pond and they are emptying into the waterway underneath the road. She talked to Mr. Houck the Conservationist about the heavy mud volume. Mr. Smith stated he talked to Mr. Houck that morning and he indicated there was a portion of that project that needs to be redirected into one of the basins that may eliminate it. Ms. O'Donoghue had questions regarding whether basins can be put on the property lines and if the houses along Hershey Mill Road, that the gable end is on the Wolgemuth property on the west, if there is a specific distance they are to be back from the road.

Jim Huber, 113 Shannon Drive, asked what is being done to correct the height of the road on Hershey Mill Road and Mr. Smith explained they would be filling along the edge of the road like they do on many township projects.

Bonnie Miller, 113 Bent Tree Drive, asked if there is anyway in the future the developer can take part of the cost away from the township in situations like Hershey Mill Road. Mr. Smith explained that when a developer builds a road it is entirely his responsibility but circumstances were different in this situation and Mr. Smith explained those circumstances. Ms. Miller stated at the Planning Commission meeting Stonemill Estates presented a plan and repeated a comment that was made regarding open space. Ms. Miller would like the Supervisors to start considering people who have already invested in the northern part of Manor Township. She made a suggestion regarding a piece of land for sale on the corner of Weaver Road that it would make a wonderful park for Woods Edge. Ms. Miller stated there is also land between Weaver and Bent Tree that is owned by Mr. Eshelman and not part of his sale for the development that would be a nice park. Ms. Miller would like to see one of these areas given to the residents as a park.

Darryl Sensenig, 363 Hershey Mill Road, expressed thanks for not requiring the curb to be part of the development along Hershey Mill Road. Mr. Sensenig asked if there is a setback for a wall to be built on the property. Mr. Sensenig asked if it is his responsibility since the wall is on the property line to maintain the wall. Mr. Sensenig stated there is a retention pond there with steep banks and there is three feet of water in it. He asked if there are walls or fences around the top so kids do not fall in. Mr. Smith stated you are not responsible to maintain anything that is not on your property. A retaining wall can probably be built on the property line. He does not believe there is a setback for a fence or a retaining wall. Mr. Smith stated regarding water in a basin that basin is now functioning as a sedimentation pond. When the project is complete and Mr. Houck authorizes there is adequate stabilization, they will then build that retention basin to its final form and at that time it will no longer retain water for an extended period of time.

## **Old Business**

Subdivision and Land Development Ordinance Update – Mr. Smith stated they had their second meeting and did extensive work and scheduled the third meeting and they will be going over some of the meatier issues in articles for subdivision and land development. Mr. Smith stated he believes they are making good progress. Mr. Kreider stated streetlights would be addressed. Mr. Bauder stated another issue will be the amount of land dedicated and it will be 10 times more than the current requirement of the county ordinance.

Regional Police – Mr. Smith has been in contact with Bruce Groff who is Chairman of the Southern Regional Police Commission. Both Pequea Township and Conestoga Township has agreed to have discussions on the issue. In addition, Mr. Smith met Ron Stern of the Governor's Center for Local Government Services and asked him several questions regarding the topics that have been discussed. The Board at the last Supervisors meeting had a question regarding State Police coverage. A municipality can disband their police department and the State Police would then provide police protection. The State Police would only deal with specific issues and not assist the Township in any code violations or ordinance violations. Their availability is much more restrictive. Mr. Stern gave some information regarding the possibility of joining the Southern Regional and what it would encompass. It would not require a lengthy study like it would be required if this was a new rationalization. Mr. Smith stated he is waiting to hear from the police board to determine when he and Mr. Breneman can meet with them and Chief Fiorill. Mr. Kreider stated he understood the Governor has readdressed State Police protection within the municipalities and he was curious as to what that was. Mr. Kreider asked if that has occurred. Mr. Smith stated there is a house bill being proposed in its current written form is that municipalities that do not have their own police would pay \$100 per capita for State Police protection. Mr. Kreider asked if it would give us better police protection than what is now. Mr. Smith stated they would respond to major crimes and traffic accidents. There would be no traffic details, house checks or any typical services being done now and probably would not respond to fender benders. Mr. Kreider stated it may be able to be used in conjunction with our police and have less of a police force in our municipality with them covering major crime investigations etc.

Act 537 – Mr. Smith stated he would like permission to prepare a resolution for the July meeting in anticipation of adopting the Act 537. Mr. Smith stated currently West Hempfield, Manheim Township, East Petersburg and LASA have adopted theirs. Mr. Bauder asked what the resolution would address and Mr. Smith stated it would adopt their plan. Mr. Smith stated within that they would have to address the extension of public sewer to Letort and Perth Hills as the plan identifies that as a needs area. They will have to address on lot septic management. Mr. Bauder asked what the Township is obligated to if they pass a resolution. Mr. Smith stated adopting Act 537 does not commit the Township to any funding mechanisms. Mr. Bauder made a motion to authorize Mr. Smith to draft a resolution. Mr. Herr seconded the motion and the motion carried

## **New Business**

Jon Segro Letter of Credit Release – Mr. Smith stated Mr. Segro had provided an escrow in the amount of \$12,570.25. When the project was put into place a balance of \$1,885.54 was retained. Mr. Smith reviewed the site and all obligations have been met. The time frame has expired in which the Township is permitted to retain the money; therefore, Mr. Smith recommends a motion be made to release \$1,885.54. Mr. Breneman made a motion to release the letter of credit. Mr. Herr seconded the motion and the motion carried unanimously.

Petition for Zoning Amendment for Bed and Breakfast Use – Petitioner Miriam Stauffer – Mr. Smith stated the purpose of this proposed amendment is to provide for a bed and breakfast as a permitted use in the mixed residential commercial zone. The petitioners met with Township staff along with their council and as a result of that meeting they have provided a petition asking for this zoning amendment change. It would amend Article 2 Chapter 2.14 of Section 214.2. Staff reviewed this and looked favorably on the petition. Mr. Kreider read the criteria for a bed and breakfast and stated it is quite restrictive and feels the Planning Commission should address it. Mr. Smith stated just permitting the use in that zone Township wide in whatever buildings might not be in the best interest and might not be what people would want to use. Mr. Smith stated when you go to a bed and breakfast in the northeast generally it is a historic building. The staff believes that is reasonable criteria. The Planning Commission and the Supervisors will decide if it is restrictive enough or too restrictive. Mr. Herr made a motion that they forward the amendment to the Planning Commission. Mr. Breneman seconded the motion and the motion carried unanimously.

Permit Fee Schedule Update – Mr. Smith stated at the previous Supervisor's meeting staff was asked to evaluate the current fee schedule based on some issue that came before you. This is an attempt to address that as well as creating a document that makes it more consistent for the staff to administer the fees. There was some discussion on the proposed fee schedule. Mr. Breneman made a motion to adopt the revised fee schedule. Mr. Bauder seconded the motion and the motion carried unanimously. Mr. Breneman thanked staff for taking the time to do the fee schedule on short notice. He feels they responded to a legitimate concern.

Fund Investment Proposal – Mr. Kreider had questions on the sweep account. Mr. Strohecker stated sweep accounts have been around for a while but are only offered to businesses and it is an opportunity to invest the full amount of money rather than tying a certain amount up in CD's or treasury bills. It is invested overnight with the current rates almost double of what is being made now. There was discussion on the funds and investment of the funds. Mr. Kreider stated the interest rate for the funds are going from 2.22% to 4.52%. Mr. Strohecker gave a history of the sweep accounts. Mr. Kreider stated no action is needed and there is no opposition, therefore, Mr. Strohecker has their approval.

Letter of Credit Release Crossgates Phase IV - Mr. Smith stated in Mr. Murry's letter paving was completed on May 9. No action is required because there is stipulation that upon completion of the work the Township will retain 15% for an 18-month period and the letter of credit should not be released.

Letter of Credit Release Woods Edge Phase II, Section 2A - Mr. Murry is asked for a reduction in letter of credit and Mr. Smith recommend reducing the two letters of

credit by a total of \$5,740.52 which would mean for each letter of credit \$2,870.26 can be released. Mr. Herr made a motion to follow Mr. Smith's recommendation. Mr. Kreider seconded the motion and the motion carried unanimously.

Naumann/Hall Tract Planning Module - Mr. Smith stated this tract of ground is located behind Red Bud Drive and Owl Bridge Road. Mr. Smith stated everything is in order and recommends they pass Resolution #14 of 2006 authorizing Mr. Smith to sign the planning module. Mr. Bauder made a motion to adopt Resolution #14-2006 authorizing Mr. Smith to sign the module. Mr. Kreider seconded the motion and the motion carried unanimously.

Blue Rock River Access Boat Facility Grant Application – Mr. Smith stated the grant application is completed. The Township would be participating by providing the floating dock that would be funded by the grant application. There is a commitment for 20 years to be a part of this and working with the Washington Boro River Heritage Society in removing the dock and maintaining the dock. Mr. Breneman made a motion to send this grant application. Mr. Bauder seconded the motion and the motion carried unanimously.

Manor Oaks Lot 146 Recreation Fee-In Lieu Offer – Mr. Smith stated it is the last remaining lot to be developed and when they did the original land development plan based on the units the developer did meet his obligation for land dedication. This has been changed to residential units, therefore, that changes numbers from the original plan. The developer owes the Township \$889.98 or take a postage stamp of land. Mr. Smith suggested to the developer they offer the fees so it can be better utilized. Mr. Kreider made a motion to take the fee of \$889.98 in lieu of the land. Mr. Breneman seconded the motion and the motion carried unanimously.

Zoning Violations – Unlicensed Vehicle – Mr. Smith stated Mr. Ott has worked with two property owners in the Williamsburg Road area in cleaning up zoning violations. There has been no compliance on a voluntary basis and before it is pursued in the legal process they would like to get concurrence from the Board. Any action taken means there will be money spent to pursue removing the violations. There is no action necessary. Mr. Kreider and Mr. Breneman stated they needed to go the next step.

Mr. Huber asked the address of the properties. Mr. Kreider stated 1115 and 1116 Williamsburg Road.

Ms. Miller asked if it is private property could a lien be put on the property. Mr. Smith stated that could be part of the process.

PPL Holtwood Notice of Application to Susquehanna River Basin Commission – Verification of notice from PPL for the changes at Holtwood. They are putting in an extra 125MW generating capacity correcting the migratory fish passage at the Holtwood Project and improve the recreational areas. No action is necessary.

Act 14 Notice Manor Brethren in Christ Church – Mr. Smith stated this is for stormwater permit from DEP. These permits are required for large-scale excavation. This is notification to let the Township know and any interested party the information can be reviewed and there is 30 days in which to contact the department.

Act 14 Notice Columbia Borough – Mr. Smith stated this is a notice identifying they are making changes to the Comprehensive Plan. MPC requires the municipality notifying adjoining municipal entities. Mr. Smith stated he did not see anything the Township should be taking issue with.

Manor Corporate Property Zoning Request – Steve Risk wanted the Supervisors to be aware of their request. The same letter is being sent to the Planning Commission. Risko Partners is asking for some consideration on rezoning the remaining tracts of ground that are currently in the industrial zone. Risko Partners has not filed a formal petition. Mr. Smith stated he suggest they be reluctant to make any changes simply on the request of the letter.

Ms. Miller asked for the current zoning and what are they asking for it to be zoned. Mr. Smith stated it is industrial and they are not asking for specific zoning. They are just making us aware they have had no interest in the 18 years of owning the property. Ms. Miller stated when the storage units were requested she does not recall them asking for part of the rental to be moving trucks. Mr. Smith stated Mr. Ott met with the owner and the trucks are provided for anyone who wishes to rent them to bring their goods from their house to a storage unit. Mr. Kreider stated he feels they should send this onto the Planning Commission for their review and Mr. Breneman agreed.

### **Correspondence**

Sports Turf Managers Field Day – Mr. Dickert requested to attend the field day that is about baseball field maintenance and top dressing, etc. There is no registration fee because of Mr. Dickert's affiliation with the association. Mr. Bauder made a motion to authorize Mr. Dickert to attend the Field Day. Mr. Breneman seconded the motion and the motion carried unanimously.

### **Traffic Commission**

Chief Reeve stated they received a letter from Andy and Neil Scheid requesting that the passing zone on PA Route 999 between Ironstone Ridge Road and Old Blue Rock Road be illuminated. It is a traffic hazard for pedestrians and the Scheid Funeral Home and the tractor-trailers at Scheid's Produce. Since this is a state road Chief Reeve sent a letter to District 8-0 of PennDot stating the Traffic Commission is in favor of this request. Chief Reeve stated a letter was received from Doug Landis of Manor Oaks Drive, Millersville, concerned about the possibility of "No Parking" signs to be placed on Manor Oaks Drive. There has not been a request before the Commission concerning this for quite some time. There will be a traffic study concerning the Manor Heights Development for placement of regulatory signs.

### **Police Report**

Chief Reeve pointed out several items listed in his report. A letter of thanks from Penn Manor for Career Shadowing of police officers that involved two students from Manor Middle School and Corporal Strocks Community Policing Report. Chief Reeve requested that the Board of Supervisors consider the hiring of a police officer. At the December 2005 Manor Township Supervisors meeting, he was authorized to bring this before the Board in June 2006. In January of 2002, the Township Supervisors authorized Chief Reeve to increase the size of the police force to 21 officers. Since July of 2005, the size of the department is anywhere from 18 to 20 officers due to retirement and resignations. The detective division has been downsized from 3 to 2 officers and the strength of the patrol division at times has a minimum staffing of two officers per shift. There have been injuries and presently Chief Reeve stated he is down two officers with

one on injury and one on long-term illness. Chief Reeve stated he is asking for permission to at least begin the process of hiring to get back to full strength of 21 officers. Mr. Smith pointed out the options were to take action tonight or give it additional consideration. Mr. Bauder made a motion to table this item. Mr. Kreider stated he agreed, as he would like to see the full Board involved in the decision.

Mr. Huber stated as a resident of Manor Township one of the major services provided is the police for safety and what he is hearing the Chief is saying he is short in police officers and this means they can not provide adequate police service throughout Manor Township. Mr. Huber feels this type of shortage needs immediate attention and does not have anything to do with considering going into a consolidated police force that is in the future. Mr. Huber stated personally as a resident of Manor Township he recommends since this has to do with public safety that action is not postponed but action be taken now.

Ms. Miller stated she seconded Mr. Huber and basically because high density is wanted and more people on less land and havoc is being created. When there is no space between two people and everybody starts putting their lines it creates tons of problems. Ms. Miller stated at least one other police officer is needed.

Mr. Kreider stated there is a motion on the floor to table it until next month and asked for a second. There was no second and the motion died. Mr. Breneman indicated he was involved in a situation where he called for an officer and there was no one available. The matter was taken care of between him and the secretary. Mr. Herr stated he agreed with Mr. Breneman to authorize the Chief to start looking. Mr. Smith suggested if they authorize the Chief to begin the process they are committing to doing it. Mr. Bauder asked if the officers have back up from surrounding townships. Chief Reeve stated they do have back up if they are available. Chief Reeve stated some of the problem is the size of Manor Township. If the officer needs help in the southern end of the Township even with lights and sirens it would be 15 minutes.

Mr. Gingrich asked if the police are short is there a chance of more overtime being incurred and Chief Reeve stated yes. Mr. Kreider stated according to their financial report it does not show that. Mr. Smith stated he had put a mandate out the last two years requesting all departments to be conservative and minimize overtime.

Mr. Jackson from Garden Hill stated he had an incident 3-4 years ago that took five officers to control a neighbor so he does not want to see any fewer officers around than what is now.

Mr. Breneman made a motion to authorize the Chief to begin the process. Mr. Herr seconded the motion and the motion carried 3-1 with Mr. Bauder voting against.

Chief Reeve stated he is requesting permission to hire a part time secretary. In December of 2005 Mary Frey retired and a part time secretary was requested at that time to replace her. He currently has two secretaries that are working 40 hours per week. The Township has allotted Rita Young who is an administrative secretary to try to assist but because of obligations she has to the Township she has not been able to work many hours for the police department. As a requirement of being on the Lancaster County Computer System, they are required to enter data. Enclosed in the report is a data sheet of the current status of those entries and as seen they are currently anywhere from one – seven months behind in certain areas and there is no way the two secretaries are able to handle the burden of work and will continue to fall further behind. He is requesting to hire a part

time secretary from anywhere from 20-24 hours. Mr. Kreider thought since they moved the two secretaries up to 40-hour week when Mary Frey retired that would basically take care of the part time. Chief Reeve stated he is short the hours if the total hours are calculated. Chief Reeve stated their system is so complicated to learn if you are not working at it constantly you have to use a cheat sheet. Ms. Young was primarily entering citations and they are only up to about January of this year and over 500 citations have been issued for the year that have not been entered into the system. The difficult part is the UCR report that the County request all fields be filled and if a mistake is made you are kicked out and you must start over and they have not attempted to teach Ms. Young that program. The secretaries are receiving on an average of 40 – 50 calls a day between 8 and 4:30 p.m. Mr. Kreider asked if County Control could answer the phone. Chief Reeve stated they could, but the system is set up it must ring seven times during the day before someone would pick up and with the nature of police calls it can not be allowed to ring that long before answered. Mr. Smith stated the nature of phone calls the department gets is anything from criminal activities to request for information. Mr. Smith stated he has been in the office on occasion and has seen the activity that goes on in that particular part of the office and he would suggest Chief Reeve's numbers are accurate. Mr. Kreider asked if an additional police officer is hired would that increase additionally the work. Chief Reeve stated the number of calls is based upon what is happening in the Township and he cannot give an answer on that. The citations will increase and there will be additional activity. Another officer will increase the workload, but it will be another officer out there to help the ones working out there. Mr. Bauder questioned the budget and asked if this would meet budget. Chief Reeve stated probably it would depend on the salary offered. Mr. Smith stated one of the issues they will be confronted with and likely to occur in the next quarter is when the Township adopts their own subdivision/land development ordinance the work load will be enormous on Staff and he can emphatically state they will not be time for those personnel to assist at all. Mr. Bauder stated he guessed because the nature of the work-contracted services cannot be used and Chief Reeve stated he was correct. Mr. Bauder made a motion to approve the hiring of a part time secretary. Mr. Herr seconded the motion and the motion carried unanimously.

### **Road Foreman's Report**

Mark Harris stated his report is before the Board and they can see they have been doing a lot of maintenance issues getting prepared for the contractors' work that is scheduled for the summer. Mr. Harris reviewed the roadwork that is being done and stated they are continuing with the road bank mowing. They are expecting their contract work to start at the end of June possibly the beginning of July.

Mr. Bauder asked if Seitz Road is scheduled for this year. Mr. Harris stated it is scheduled to be oiled and chipped. Mr. Bauder stated he has had comments from residents regarding condition of Seitz Road. Mr. Harris stated traffic counts are being done on all the roads that are not 22' widths. There was discussion on the condition of some of the roads and the repairs that are taking place or will be taking place.

### **Parks & Ground Maintenance Report**

Mr. Smith stated a written report has been submitted and there are no action items.

### **Assistant Manager's Report**

Mr. Smith stated a written report has been submitted.

### **Township Manager's Report**

Mr. Smith indicated they met with the developer in the Stonemill Estates project and talked about several options regarding open space. There were two schools of thought. The developer had designed pocket parks throughout the project that met the open space dedication equation. From Staff standpoint, they thought it might be prudent to ask the developer to consider putting the acreage as a unit and in proximity to the Stauffers industrial tract in the event that Stauffer would ever choose to develop. The Planning Commission in their discussion leaned toward the pocket parks and their comment was they should reduce the number of pocket parks and make what remain larger. Mr. Smith stated the Board of Supervisors has the final say and Mr. Smith stated there are two issues of one single park or pocket parks. The developer needs to know what will be accepted because they are in a planning process, they have submitted and there is a time line in which everyone must act. Mr. Bauder stated he and Mr. May were at the meeting with the developer and it was their consensus they wanted the one unit park. Mr. Bauder stated he would like to press firmly for the one unit park. Mr. Bauder stated the developer was very cooperative but the Planning Commission for reasons Mr. Bauder did not understand some of the comments made at the Planning Commission meeting. Mr. Smith stated he thinks it is just a difference in philosophy.

Ms. Miller stated we do not have our comprehensive plan and this is an important project on Stonemill. It is not going to be worthwhile having pocket parks. The children need a place to play and you cannot do much in pocket parks. Ms. Miller asked that the park not be placed along Donerville Road but be placed in the middle of the community. Ms. Miller asked they also envision the land between Weaver and Bent Tree and the piece over there. This is the time not to make mistakes that have been made in the past.

Mr. Bauder stated the park was located along Donerville Road. Mr. Smith stated in that proximity. Mr. Bauder stated it is not his choice but the developer made a very strong argument his options are very limited. Mr. Smith stated many factors on this tract of ground come into play from a textbook planning standpoint make it problematic. The configuration of the tract is odd. With Stonemill Road coming onto Donerville Road they need to meet certain requirements for egress from that tract of ground, deal with stormwater, design parameters for radiuses and intersections. Mr. Smith stated they tried to find an optimal spot for the park they thought the most people could use. Mr. Smith stated they do not like the park along Donerville Road but that may have to be done. Mr. Smith stated they would provide the appropriate protection for kids. Mr. Kreider stated with the day and age we are in he has concerns with children being that close to Donerville Road and could the developer include a type of fencing in that area. Mr. Smith stated there are several parks like Washington Boro Park that is literally surrounded by public roads and the Creswell Park adjacent to River Road and those are obstacles that are not insurmountable.

Ms. Miller asked that the location be looked at regarding the parks that were mentioned. Ms. Miller stated this would be much more densely populated area. Ms. Miller wants the park placed in more against Stauffer's land or bring in another piece of land between Weaver Road and Bent Tree Drive that would make a good park. Mr. Bauder stated that land is about five acres and would be costly. Ms. Miller stated Mr. Eshelman wants less density with bigger homes on rural lots that land would solve a lot of problems. Mr. Bauder stated they cannot force someone to sell land. Ms. Miller stated if you sit on Centerville Road the park is not used. Mr. Smith stated he disputes that statement. Mr. Smith stated he travels the road everyday and often sees many young mothers and their children on the apparatus everyday. Mr. Smith stated the developer, even with higher densities allowed can build by right and they cannot be denied. Mr. Smith stated there is no negotiating chip with the out parcel. Whether the Township, in its long range plans wishes to set aside capital to ultimately purchase additional park space that is a philosophical thing that needs to be dealt with. Specific to this tract they are trying to get the best they can with some obvious constraints.

Jim Stauffer, Weaver Road, stated he was at the last meeting and had a meeting with the developers and asked questions but is not getting answers from the developer. Mr. Stauffer stated the Township is trying to get the developer answers so they can meet deadlines and asked if he understands what is said correctly. Mr. Smith explained there are MPC mandatory deadlines. If the Township does not uphold what they are responsible to provide, the developer can get a plan approved absent of what the Township wants. Mr. Stauffer stated he asked the developer where the sewer and water going to come from and asked when the deadline is that the developer must know before a plan can be put together. Mr. Smith stated that information must be on the final plan. Mr. Stauffer expressed concern regarding the stormwater plans for the development and Mr. Smith stated they must meet the ordinance requirements.

Mr. Bauder made a motion to accept Plan B with the single unit park and get the best deal possible. Mr. Breneman seconded the motion and the motion carried unanimously.

Mr. Gingrich stated the developer has townhouses up against \$250,000 houses and the other end of the development they have single family homes. Could they reverse the plan? Mr. Bauder stated the developer wanted the entrance to be the single-family homes.

Mr. Smith stated in having discussion with the fire companies they made a presentation earlier in the year and with the Board's permission Mr. Smith would like to schedule a June work session with the fire companies and the entire Board.

Mr. Smith stated included in his report is a committee and manager group and indicated some items they are dealing with pertinent to the Board of Supervisors. The State Local Government Advisory Committee that met on June 1 talked about regional police initiative, Chesapeake Bay, local tax initiative and some state planning boards.

Mr. Smith stated the Lancaster County Managers meet twice a year with the Lancaster County Delegation. They are working on the road maintenance prevailing wage issue, MPC, Chesapeake Bay, tax reform, and GASB 45 Post-Employment Health Benefit Issues are things being talked about extensively by managers and legislatures in the County.

**Building Permit Report**

Mr. Breneman reported building permit report for May and reported 41 permits for May of 2006 and 50 permits for May 2005. There are 184 permits to date of this year and 186 last year to date. The dollar value for May was \$2,181,506. and issued to date \$12,937.269. and the dollar value for last year was \$12,761.431.

Mr. Kreider reported they are going into an Executive Session and will reconvene and adjourn after that.

The meeting was reconvened and Mr. Kreider reported the Executive Session was to discuss real estate. At this point in time, they do not have enough facts to make a decision so they are giving the Staff the opportunity to check assessments on the properties. Mr. Kreider stated one property has to do with the fire company in Millersville and one having to do with the K. L. Smith property. Mr. Kreider stated they have limitations on what can be spent and they are making no decisions this evening.

Mr. Breneman made a motion to adjourn. Mr. Herr seconded the motion and the motion carried unanimously. Meeting was adjourned at 10:10 p.m.

Respectfully submitted,

Barry L. Smith  
Secretary-Treasurer

Recording Secretary  
Evelyn J. Rineer

## Manor Township Supervisors Meeting

Wednesday July 5, 2006

Time: 7:30 P.M.

Chairman John May called the meeting to order at 7:30 p.m. in the Manor Township Municipal Building, 950 W. Fairway Drive, Lancaster, PA. He led those in attendance in the pledge of allegiance to the flag.

Supervisors Present: John May, L. Allen Kreider, Jay Breneman, Allan Herr and Richard Bauder.

Staff Present: Bill Laudien, James Reeve, Ryan Strohecker, Mike Dickert, Mark Harris and Rita Young.

Visitors Present: See Attached.

### Minutes

Mr. Kreider made a motion to approve the June minutes as drafted. Mr. Breneman seconded the motion, which carried unanimously.

### Bills

Mr. Herr made a motion to approve the bills as listed. Mr. Bauder seconded the motion, which carried unanimously.

### Financial Report

Mr. Bauder made a motion to approve the Financial Report as presented. Mr. Kreider seconded the motion. The motion carried unanimously.

### Solicitors Report

There was no Solicitors Report.

### Business From the Floor

Ted Gingrich, 110 Bent Tree Dr, stated that at the last Township meeting he noted that the 2006 budget was removed from the web site and he had requested that it be put back on the web site. He noted that Mr. Smith was going to have Mr. Strohecker look into it but at this point the budget is still not on the web site. Mr. Laudien stated that he will put it back on the web site.

Carol Diller, 103 Bender Mill Road, expressed concerns about junked vehicles sitting on properties in her area. She also noted that there was a tractor-trailer parked along the roadway on Bender Mill Road. She asked about the Township laws for this and if they could be enforced. Mr. May stated he will notify Mr. Ott, the Zoning Officer. Ms Diller also asked about the burning rules and expressed concerns that some neighbors are still burning. Mr. Kreider stated that the police should be called and noted that he feels it is time to fine the repeat offenders.

Jim Stauffer, 365 Weaver Rd, expressed concerns about the storm water management and water run off from the retention basins that were constructed across from his property, located on the church property. He stated the basins do not hold water long enough and his basement continues to get flooded. He felt that if the Township oversees the storm water management, then the Township is picking up a liability by not doing

anything about this. Mr. Bauder stated the basins were constructed and approved by the Township engineers, but he agrees that they do not seem to hold the water long enough. Mr. May stated that he will look into the situation. Mr. Kreider asked Mr. Stauffer if he would call him the next time it happens and he will come over to look while it is happening.

#### Old Business

Subdivision and Land Development Ordinance Update – Mr. Laudien stated that Mr. Harris and he, along with Mr. Smith and the consultant met to discuss Article 5, the street specifications, along with some streetlight and parkland issues, and they will be making some adjustments and then bring them to the Supervisors for some input.

Regional Police Update – Mr. Laudien stated he does not have an update at this point. Mr. Breneman stated they have not met yet. Mr. Kreider stated that he would also like to see an inquiry into the possibility of having a joint department with East and West Hempfield Township Police. He feels this should be evaluated as well as the Southern Regional Police. After some discussion, the Supervisors agreed to have a drafted letter of interest and Mr. Laudien agreed to draft a letter for their approval.

#### New Business

Resolution 15-2006 Official Sewage Facilities Plan Mr. May read Resolution 15-2006 explaining this Resolution, by the Board of Supervisors, will adopt an Official Sewage Facilities Plan for Manor Township, and to adopt a Regional Comprehensive Official Sewage Facilities Plan for the Lancaster Area Sewer Authority. Mr. Mike Kyle was present from LASA to answer any questions. Mr. Bauder asked Mr. Kyle what requirements the Township will have by adopting this plan. Mr. Kyle stated that when the Plan is adopted and DEP approves the Plan, the Township is obligated to comply with whatever is required in the Act 537 Plan for on lot management of a septic system and inspections for them. It would also require the Township to see that certain sewer extension projects are completed for Manor Township, such as for the Perth Hills and Letort developments. Mr. Bauder expressed concerns about the cost to the residents and asked about funding. Mr. Kyle stated the plan currently states that the LASA Board will contribute one third of the total cost and the other two thirds will be the obligation of the Township and the homeowner. Mr. Kyle noted that the estimated cost at this time, for the two-thirds portion, would be about \$10,000 per household. Mr. Bauder asked about adjoining land that is in the Urban Growth Boundary and if the cost of that ground has been calculated into the \$10,000. Mr. Kyle stated they have included existing and projected growth. After some discussion, Mr. Kyle noted that they plan to hold public meetings in the future and work with the people affected. Mr. Bauder asked questions about the number of times a system would have to be pumped. Cindy Zawrotuk, with Arro Consulting, Inc, stated that the statewide standard for pumping an on lot sewer system is three years, determined by DEP. After some discussion, Mr. Breneman made a motion to adopt Resolution #15-2006 for the Official Sewage Facilities Plan. Mr. Kreider seconded the motion, which carried unanimously.

Resolution #16-2006 Zoning Permit Fee Schedule Mr. May read Resolution #16-2006 stating that the adjusted fee schedule is for new residential, commercial, industrial and agricultural zoning permits. He noted the fees as follows: \$200 flat fee for the first

\$75,000 of assessed valuation for all projects. \$5 per \$1,000 for assessed valuation in excess of \$75,000. There will be a maximum cap of \$1,000 for any zoning permit. Mr. Bauder made a motion to adopt Resolution #16-2006 to establish the new zoning permit fees. Mr. Kreider seconded the motion, which carried unanimously.

Petition for Zoning Amendment for Automobile Service and Repair Facilities – Mr. May stated that Mr. Matt Crème is representing J. Glenn Hess and Rose Mary Hess, 833 Central Manor Road, Washington Boro, PA for this petition request. Mr. May stated that Mr. Crème contacted him and has asked that Section 201.2 be amended and also Article 4 Section 407.1 should be Article 4 Section 406. Mr. May stated that he feels the petition should be referred to the Manor Township Planning Commission for comments and the input of Mr. Ott, the Township Zoning Officer. The petition is asking that this be a matter of right for this use. Mr. Kreider was in agreement that it should go to the MTPC but he added that he feels it is far from the Agricultural use to permit this. He stated the only place this type of business is permitted is in the General Commercial. He felt the existing garages that were grand fathered uses in the past have turned into junkyards. He does not feel this use would lend itself to agricultural use in any way, and he stated that he does not know of any farmers that would use this without having to hire someone else to come in and do the work.

Glenn Rohrer, 3392 Blue Rock Rd, stated he has been sending vehicles to Mr. Hess for years. He noted this is a good family operation and they have a very neat and clean facility. He added that the property is in agricultural zoning but it is not large enough to do farming. Mr. Rohrer stated he knows a lot of farmers that have been using this business.

Henry Barley, 201 Bender Road, stated he is a farmer in the area, and the local garage they have been using for years, will soon be retiring and out of business. He stated that it is helpful to have a place located this close because it is expensive to run a truck into the Manheim Pike every time you need service. Mr. Barley made reference to an air conditioning business located next door to Mr. Kreider's property on Supervisors Road and stated he did not know if that business was legal. Mr. Barley stated that if the Supervisors do not allow this automotive business to continue, then they should go after any other businesses that are not legal. Mr. Kreider noted that the property next door to him was a grand fathered use and he would like to see this request go to the MTPC.

Mr. Breneman stated that he is in support of this use, but he would like to see it go to the MTPC for review also.

Mr. Bauder noted that he would be in favor of this business, but he had concerns as a township official, that granting this use would open the door to many things. He did think the location was good and the need is there for this use. He did agree that there would have to be some limits put into place. Mr. Bauder made a motion to pass this petition on to the Manor Township Planning Commission. Mr. Kreider seconded the motion, which carried unanimously.

Mr. Laudien stated that this will go to the MTPC for comments, it will go to the County PC with recommendations, and then it will come back to the Supervisors. Bill noted that the current request, as written, is for a business by right, but Staff will be making recommendations that the request is a use by Special Exception, which will give the Township and the Zoning Hearing Board a little more control.

Letter of Credit Reduction for Hershey Mill Manor - Mr. May stated this request is from Hershey Mill Manor Associates, for a reduction in the Letter of Credit #D003820 in the amount of \$287,000. Mr. Laudien explained that after an inspection of the property, the sidewalk installation was not satisfactory and the Township is recommending a reduction of \$275,304., leaving a remaining balance of \$100,440. Mr. Bauder made a motion to reduce the Letter of Credit #D003820, for Hershey Mill Manor Associates, by \$275,304. Mr. Kreider seconded the motion, which carried unanimously.

Letter of Credit Reduction for Millstone Village – Mr. Laudien stated this request for reduction in Letter of Credit #D003821 was in the amount of \$244,000. He noted that after an inspection of the property, again the sidewalk installation was not satisfactory, and the Township is recommending a reduction of \$226,990., leaving a balance of \$160,893. Mr. Breneman made a motion to approve the reduction for Letter of Credit #D003821 in the amount of \$226,990., for Millstone Village. Mr. Herr seconded the motion. The motion carried unanimously.

Columbia Borough request for letter of support – Mr. May stated Columbia Borough is asking for our support as they seek grant funding for the Columbia Borough River Park Revitalization and Expansion Project. He noted that Manor Township residents should benefit from this project also. Mr. May stated he has drafted a letter in support and presented it to the Board. Mr. Kreider made a motion to support the request and approval of the letter. Mr. Breneman seconded the motion. The motion carried unanimously.

LCSWMA Notice of Application to Susquehanna River Basin Commission - Mr. May stated that this is notification that LCSWMA will be submitting consumptive use and groundwater withdrawal applications, relative to the LCSWMA Creswell and Frey Farm Landfills.

Act 14 Notice Marlin Harnish Farm – Mr. May stated this is notification that the Marlin Harnish Farm is submitting a NPDES CAFO Permit Re-newel Application to PA DEP.

Act 14 Notice Henry Barley Farm – Mr. May stated this is notification that Henry Barley, 201 Bender Road, is applying for a building permit to construct a 42' X 65' poultry manure stacking structure as part of the PA Environmental Council Reverse Action Project.

#### Correspondence

Mr. Laudien noted one request, under Administrative, for Mr. Dickert and appropriate staff to attend the Capital Area Summer Turf & Ornamental School for certification. Mr. Herr made a motion that Mr. Dickert and appropriate staff attend the Turf and Ornamental School. Mr. Kreider seconded the motion, which carried unanimously.

#### Traffic Commission

Chief James Reeve reported that the Traffic Commission met Wed. June 28, 2006. He noted that a 25 mph speed limit was established for the development of Manor Heights along with Stop Signs at three locations. Also No Parking Zones were approved at the East side of Rocky Knob Way and the North/East side of Cascade Court.

#### Police Report

Chief Reeve noted a letter from the Dept. of Transportation in reference to Officer Carolyn Gundel for her professionalism when testifying on behalf of the Dept. of Transportation. He stated his report includes information on Cpl. Strock's Community Policing Activity Report. Chief Reeve also read a letter informing the Supervisors that with mixed emotions, his intention to retire as Chief of Police, of Manor Township, will be effective November 30, 2006. He noted that he has been with the Department for 35 years, starting his career in March 1971 as a police officer to the present position of Chief of Police since February 2001. He thanked the Board for the opportunity to serve the residents of Manor Township over the 35 years. Mr. May thanked Chief Reeve and stated he will be missed.

#### Road Foreman's Report

Mr. Harris stated he has submitted his report and noted that they did have a lot of clean up from the amount of rain in the past week. He stated that the scheduled project to widen Chestnut Grove Road has had to be adjusted because PPL has not moved the poles that were requested in February. He will be starting at the opposite end of the project.

#### Parks & Grounds Maintenance Report

Mr. Dickert stated that they have been doing their regular maintenance routine, along with some flood damage clean up at Charlestown Park. He did note that there has been an increase in vandalism at the Greider Park.

#### Assistant Manager's Report

Mr. Laudien stated he has submitted his report, noting that Summer Camp is going well and he has been working with the Susquehanna River Group for a grant application for a floating dock at the end of Blue Rock Road. He is hoping to have the floating dock and the parking lot paved by next season.

#### Township Manager's Report

Mr. May stated the Township Manager's Report has been submitted to the Supervisors.

#### Building Permit Report

Mr. Kreider read the Building Permit Report listing that the number of permits for the month of June was 28 bringing the yearly total to 212. The total dollar value to date for permits issued is \$14,334,817.

Ted Gingrich, 110 Bent Tree Drive, asked why there has been no progress on the roadwork on RT 741 at West Ridge Drive. Mr. Bauder stated it is a State Road and we do not have any jurisdiction or information on state roads.

Rose Mary Hess, 893 Central Manor Road, thanked the friends and neighbors that attended tonight's meeting in support of the request for the Automobile Service and Repair Facility on Central Manor Road.

There being no further business, Mr. Breneman made a motion to adjourn the meeting, seconded by Mr. Bauder. Meeting adjourned at 8:35 pm.

Respectfully submitted,

Barry Smith  
Secretary - Treasurer

Recording secretary  
Rita J. Young

## Manor Township Supervisors Meeting

Monday, August 7, 2006

7:30 PM

Mr. John May, Chairman, called the meeting to order at 7:30 pm in the Manor Township Municipal Building, 950 W. Fairway Drive, Lancaster, PA. He led those in attendance in the pledge of allegiance to the flag.

Members Present: John May, L. Allen Kreider, Jay Breneman, Allan Herr and Richard Bauder.

Staff Present: Barry Smith, Chief James Reeve, Bill Laudien, Mark Harris, Mike Dickert, Ryan Strohecker and Rita Young.

Visitors Present: See Attached.

### Minutes

Mr. Kreider made a motion to approve the July Minutes as drafted. Mr. Breneman seconded the motion. The motion carried unanimously.

### Executive Session

Chairman May stated that after the July 5, 2006 Supervisors Meeting, the Board held an Executive Session regarding a police personnel matter.

### Bills

Mr. Kreider made a motion to approve the bills as listed. Mr. Herr seconded the motion. Mr. May noted a check written to the Mountville Fire Company for their squad vehicle and a check written for \$24,486. to the Susquehanna Memorial Trust for Workers Comp. The motion carried unanimously.

### Financial Report

Mr. Breneman made a motion to approve the Financial Report. Mr. Herr seconded the motion. Mr. Kreider asked why the budget is over in the Capital Funds for Contractual Services. Mr. Strohecker stated that this is the account where the bill was budgeted for last year but did not come in until this year. Mr. Smith noted it was the installation of the Central Manor School traffic signal on RT 999. Mr. May also noted a payment for \$700. to the Lancaster County Humane League. Mr. Smith explained that there is a charge any time Manor Township or any resident of Manor Township takes an animal to the Humane League. Mr. Strohecker stated the charge is \$40.00 per animal. The motion carried unanimously.

### Solicitors Report

There was no Solicitors Report

### Business From the Floor

Don Siglin, 3140 Blue Rock Road, stated that a few years ago, the Supervisors passed an ordinance stating no off premise signs were permitted. He stated that he was notified by the Township that he could not put up any off premise signs for a one time yearly event that he has at his home and he would have to discontinue putting them up after many years of doing so. He stated that after getting the notice, he discontinued putting his signs up. He noted this was also to include yard sales signs, which he sees all the time. He stated that he is bothered by the fact that one of the Township Supervisors puts his signs off premise ever since the ordinance had been put in place and nothing is done about it. He asked if the ordinance is for everyone or just certain people. Mr. May stated he has not seen any signs put out by Supervisors but he has seen plenty of garage sale signs. Mr. Siglin stated that Mr. Bauder has signs at RT 999 and Donerville Rd and one at the corner of Sheep Lane and Letort Rd for his peaches, and he stated that the other Supervisors surely pass them when they come in RT 999. Mr. Kreider stated that he thought they exempted farm products from the signage ordinance. Mr. Smith stated there is no exemption for off premise signs. Mr. May stated the issue should be addressed and we should be consistent. Mr. Smith stated that the sign ordinance for Manor Township is a uniformed ordinance adopted throughout the LIMC communities, however he stated that the Supervisors may change items in the ordinance if they choose to do so. Mr. May stated that to enforce the sign ordinance now, Mr. Ott, the Zoning Officer, could spend his whole day driving around looking for signs. Mr. Bauder stated that when the LIMC Sign Ordinance was adopted, he brought the issue of these off premise signs up. He noted that Penn Glazier made lengthy comments about temporary signs for farm products, and he thought that in that meeting, they said temporary signs would be exempt. He stated we should go back in the minutes and look for that. Mr. Bauder named other signs for farm products that are off premise and stated that he has no objection to them. Mr. Bauder stated that he has been putting his signs up for years. Mr. Siglin noted that he sent an email to the Township asking about off premise signs and received an answer stating that no off premise signs are permitted for anything. Mr. May stated that we must enforce the ordinance the way it is written or change the ordinance. He added that comments in a meeting that are put into the minutes are not a substitute for changing an ordinance and do not make something exempt just because we discussed it or gave opinions about it.

Donna Bare, 107 Chestnut Grove Road, stated that she was at the meeting where the Supervisors discussed the sign issues and it should be in the minutes.

Don Siglin noted that he had been putting his signs up for 28 years until he got the written notice to discontinue the signs. He abided by the ordinance and feels it is very unfair that all residents do not do so.

Mr. Smith noted that there is no provision in the ordinance for any signs to be “grand-fathered in”. Mr. May noted that the Board will discuss the matter.

Ted Gingrich, 110 Bent Tree Drive, stated that he felt the Township should have an ordinance to require a height distance for any wires that are run in the Township. He noted an incident in the township where a truck driving through a development pulled down wires and the neighborhood was out of electric for hours. Mr. Kreider stated that PPL does have a standard. Mr. Smith noted that we could possibly make rules for new construction but we could not go back and make existing lines change.

## Street Lights

Mr. Kreider noted that he feels this issue has been going on too long. He stated he contacted PPL in Aug. 2005 and requested a copy of a contract with them. He has not received anything. Mr. Kreider discussed the ordinance that allows the Township to charge residents for streetlights and went over the Codes of the Township that makes it legal to do so. He also discussed the way streetlights were billed in the past, by districts and added that he feels the Township should go back to that system and bill residents by districts and the amount of electric each district uses be divided by the homes in that district. He was also in favor of residents being able to choose if they want their streetlight or not and noted that if they take the streetlight charge out of the General Fund then it will be necessary to raise taxes. Mr. May stated there is a group in Lancaster, the Lancaster Community Safe Coalitions Group that will come to Manor Township and complete an audit of the street lighting, giving us a full report of their uses. Mr. May noted there is no charge for this and he feels this would be a benefit. He agrees that the present billing for streetlights is unfair and he feels that it would not be possible to have the districts set up for billing for 2007. Mr. May again went over the ways that the Township may bill for streetlights. He stated if it were put back into the General Fund it would cause an increase in taxes, homes that are within the 250' distance from a light rule, or dividing areas into district. Mr. May proposed that for one year, the Township raise the millage rate and place the cost of streetlights in the General Fund for 2007. In 2008, after we get a report on the streetlight efficiency, we could possibly reduce the millage after a decision of which would be the best way to bill for streetlights.

Irene Buch, 717 Fairway Dr, asked the Supervisors if they could give rebates or refunds to all the residents that have paid streetlight bills unfairly since the streetlight tax has been reenacted.

Mr. May stated it would not be possible to give refunds or rebates.

Mr. Buch, 717 Fairway Dr, stated that you could give a credit on your tax bill.

Bonnie Miller, 113 Bent Tree Dr, stated the millage rate for Manor Township is one of the lowest in the County, and she agrees that raising the millage rate for one year and completing the study on the streetlights would be a good way to go. She noted that most developments require streetlights and she would also be in favor of giving tax credits for the past two years of streetlights.

Mr. May stated that he is in favor of having the Lancaster County Coalitions conduct the study of our streetlights to determine just how efficient the lights are. Mr. Bauder expressed concerns that areas such as Letort or Manor Ridge, that never had streetlights, may request streetlights if we pay for them out of the General Funds. Mr. Kreider stated if we go with districts, then the people in those areas would pay for their own streetlights and he also noted that he felt the Township should pay for lights on the main roads. Mr. Bauder stated we already do that at some locations.

Michael Long, 2192 West Ridge Dr, stated he lives on a main road and that is what he received his streetlight bill for. Mr. Long noted that in his opinion, streetlights are something that benefits every resident and they should be paid for out of township funds. He feels this is a total injustice to him and any other resident that must pay for a public streetlight.

Sue Wood, 665 Donerville Rd, has lived at her residence since 1978 and stated this is the first time she has ever gotten a streetlight bill. She noted the light she is being billed for is located at a " T " intersection and feels the light is for safety of the intersection, not her property and she does not feel she should have to be the one to pay for everyone's safety.

Stan Buch, 717 Fairway Dr, noted that Kent Rd and Joseph Rd do not have streetlights because when asked, 20 years ago, they said no. He feels if one area was given the privilege to decide, then that privilege should be given to everyone.

Art O'Connor, 1654 Colonial Manor Dr, stated he feels the payment for the streetlights should be taken out of the Township funds. He also stated that he feels the people that have paid for the streetlights in the past should be given a tax credit. He noted that the parks are public and they are a huge expense to the Township, yet they are a free facility. He feels it is only fair to have the expense for streetlights taken out of the General Fund.

Irene Buch, 717 Fairway Dr, noted that the news said electric cost is going to increase greatly and if that is the case then it would be wise to get rid of the lights that are not wanted or are not efficient.

Mr. Bauder stated that he paid a streetlight tax to the Township even though he does not have a streetlight in his area and he was never bill of a streetlight because he voted for the tax assessment and he felt this is fair to do.

Ken Asche, 116 Spring Meadow Lane, felt the billing process for streetlights is unfair because it does not assess farmland. He stated his house has fields on both sides so he pays the streetlight tax but the farmland is not billed even though they are within 250' of the light. Mr. May stated the Code for the 2<sup>nd</sup> Class Township that allows them to bill for streetlights comes from State Legislature in Harrisburg and we are bound to follow the code.

John Haser, 2050 StoneMill Rd, asked if they know what type of things will be considered by the organization that will do the streetlight study. Mr. May stated they will study the facts and make recommendations based on what we have. Mr. Haser felt more should go into the study, like the size of trees and if people wanted the light or not.

Mr. Breneman made a motion to authorize the study of the streetlights by the Lancaster Coalition Group, seconded by Mr. Bauder. The motion carried unanimously.

Mr. Kreider stated that he can go along with raising the millage rate to pay for the streetlights but he is afraid that now people that don't have lights will request them because they are paying it though the taxes.

Ted Gingrich, 110 Bent Tree Dr, asked if the Supervisors would consider some way to give the senior citizens a discount or exempt them because of their income.

Mr. May made a motion to put the streetlight cost back into the Budget for 2007 in the General Fund, and if an increase in millage is need then we do that. There was no second so the motion dies for lack of a second. Mr. May stated they will wait for the results from the study.

#### Street Light Late Fee

Mr. Smith stated that he would like direction from the Supervisors at this time, whether or not the Township should begin to impose a late fee on residents that do not pay the streetlight bill. He noted at the present time, they are not doing that.

Mr. Lester Eckman, Washington Boro, noted that the basis for imposing a late fee when taxes are not paid is already in existence and he feels that rule should be followed. This is a tax that is not being paid and you must follow the procedure that is used for unpaid taxes. Mr. Bauder asked what the procedure is if someone does not pay the tax. Mr. May stated there is a late fee added and if not paid then the property would have a lien placed against it.

Scott Haverstick, River Rd, asked that the Supervisors put an end to this whole thing and correct the situation by putting the streetlight tax back into the General Fund. He noted that if

they continue to have the streetlight tax then they must follow the correct procedure that is in existence, and asked if they really want to start putting liens of properties for \$39.00.

#### Old Business

Subdivision and Land Development Ordinance update – Mr. Smith reported they continue to have meetings with the consultant and staff and they are making progress to the final stages. He is hoping to have a final draft and share it with the Supervisors soon. Mr. Smith added that he is hopeful that it will be acted upon in this calendar year.

Regional Police – Mr. Smith stated he and Chief Reeve have met with Chief Fiorill, Southern Regional Police Department, and have some matters and issues to discuss to try to develop a time line and are ready to move forward. Mr. Smith noted that, as per request of the Supervisors, he has sent a letter to East and West Hempfield to see if there was any interest in opening up a discussion of regionalization of the police departments. He is awaiting their response.

#### New Business

Ordinance #4-2006 - Adding Bed and Breakfast to MRC Zone and Deleting Dwellings as permitted use in LC Zone Mr. Smith stated this ordinance would amend the Manor Township Code of Ordinances, Chapter 27, Zoning, by deleting dwellings as a permitted use in the (LC) Local Commercial Zone and by adding Bed and Breakfasts as a permitted use in the (MRC) Mixed Residential/Commercial Zone. He stated it has been properly advertised and has been recommended for approval by the Manor Township Planning Commission and the Lancaster County Planning Commission. Mr. Smith added that after review, Staff is recommending that they strike Section 1 and approve the remainder of Ordinance #4-2006 that allows the bed and breakfast in MRC zoning.

Jim Stauffer, 365 Weaver Rd, asked for clarification on where the bed and breakfast was being permitted. Mr. Smith stated they are requesting bed and breakfasts be permitted in the Mixed Residential/Commercial Zone.

Mr. May made a motion to adopt Ordinance #4-2006 but strike Section 1. Mr. Kreider seconded the motion, which carried unanimously.

Resolution #17-2006 - Alecxih/Quanbeck Planning Module – Mr. Smith stated this is for two existing tracts of land, being reconfigured and sub-divided into three tracts, located on Franklin Road. Mr. Smith added that it meets all requirements. Mr. Bauder made a motion to adopt Resolution #17-2006 and that Barry Smith be authorized to sign the plan. Mr. Breneman seconded the motion, which carried unanimously.

Sale of Police Vehicles – Mr. Smith stated it had been properly advertised for bids for three used police vehicles. Mr. Smith noted that three bids have been received and opened the bids as follows: 1) Gaudino Brothers L.L.C., Freedom Pa. bid, 2002 Dodge Intrepid \$680.00, 2003 Chevy Impala 121,000 mi. \$680.00, 2003 Chevy Impala 118,500 mi. \$680.00. 2) Grace Quality Used Cars, Morrisville, PA bid, 2003 Chevy Impala, 121,000.mi.\$1,858. and the 2003 Chevy Impala, 118,500.mi. \$1,858.00. 3) Bala Auto Sales, Narberth, PA bid, 2002 Dodge Intrepid \$1588.00, 2003 Chevy Impala, 121,000.mi \$1,208.00, and 2003 Chevy Impala, 118,500.mi \$1,208.00. Mr. May made a motion to accept the bid from Grace Quality Used Cars for both of the 2003 Chevy Impalas for \$1,858.00 each and accept the bid for the 2002 Dodge Intrepid from Bala Auto Sales for \$1,588.00. Mr. Herr seconded the motion, which carried unanimously.

Hollister Isolation Distance Waiver - Mr. May stated this request from William Hollister is requesting the waiving of isolation distance of 100 ft between his septic system and his well. It

was noted that this is for a repair of his present system. Mr. Lockard, Sewage Enforcement Officer for Manor Township has recommended approval. Mr. Herr made a motion that they follow the recommendation of Dave Lockard and approve the waiver for Mr. Hollister. Mr. Breneman seconded the motion, which carried unanimously.

Koch Isolation Distance Waiver – Mr. Koch is requesting a waiver for the isolation distance of 100 ft between his septic system and his well. This is a repair to his present system. Mr. Lockard has recommended the approval. Mr. Bauder made a motion to approve the waiver for Joseph Koch, for the isolation distance. Mr. Kreider seconded the motion, which carried unanimously.

Herr, appeal for relief from mandatory sewer connection – Mr. Smith noted that Mr. Herr, 746 Hershey Mill Road, has provided documents showing why he is requesting relief from mandatory connection to the LASA sewer line at the existing hookup site on their property located at 742 Hershey Mill Road. After some discussion, Mr. Bauder made a motion to table this so the Board will have time to review the information that they received tonight. Mr. May seconded the motion. Mr. May asked Mr. Herr if he could explain to the Board, where he would like to see the sewer line come in to his property. Mr. Herr explained where he would like to see the sewer connection by using exhibits that he provided to the Board. Mr. Smith noted we will put this back on the agenda for next month. The motion carried unanimously.

Growing Together Regional Comprehensive Plan - Mr. May recommended to pass the information provided, on to the Steering Committee for their review and comments.

Actuary Study on Post Retirement Medical Benefits – Mr. Smith stated that proposals were sent out for quotes for an Actuary Study for a Post Retirement Medical Plan and stated three quotes have been provided, Markley Actuary Services, Beyer Barber, and Bolton Partners. Mr. Smith noted he feels any of the firms would be qualified for the Study and asked the Supervisors for their recommendation. After several questions, Mr. Bauder made a motion to accept the proposal from Beyer Barber, Allentown, PA to do the actuary study on the Post Retirement Medical Benefits plan for the cost of \$3,000 – 5,000; with \$5,000 being a “not to exceed”. Mr. Herr seconded the motion, which carried unanimously.

Hess request to withdraw Petition to Amend Zoning Ordinance - Mr. Smith stated he has received a request from J. Glenn and Rose Mary Hess to withdraw a Petition to Amend the Zoning Ordinance. Mr. Smith explained that after discussion with the Hess’s and the County Agriculture Board, the Township made some suggestions to withdraw and submit another Petition to rezone their property, which will give them a better opportunity to have the business they are requesting to continue. The Supervisors noted that they have received the request for withdraw of the Petition to Amend the Zoning Ordinance from J. Glenn and Rose Mary Hess.

Act 14 Notice – Mr. Smith stated that there are three Act 14 Notices to inform the Township of the intent to make application for general permits for the discharge of storm water. He noted the Act 14 Notice for Ressler Mulch, located at 365 Weaver Road, Act 14 Notice for Frey Dairy Farms, 2746 River Road, and Act 14 Notice for Manor Boulevard Land Development Plan.

Mr. Smith also added an Act 14 Notice for Eagle Heights for their next Phase and they are informing the Township that they will be applying for a discharge permit.

Community Block Grant Representative – Mr. Smith stated that in the past, Pamela Shellenberger has been our citizen representative and stated he feels it would be a good for her to continue. Mr. Laudien stated she has agreed to continue to serve in that position. All Supervisors were in agreement to reappoint Ms Shellenberger to the position of Community Block Grant Representative.

## Correspondence

Sharon Herr – Mr. May noted a letter received from Sharon Herr, 26 Herr St, Washington Boro, stating that she has been maintaining a portion of Second Street for 10 years, and now she is requesting that the Township make this portion of Second Street a private road. Mr. Smith noted that this section is not a dedicated street and he will get information and come back to the Supervisors with a recommendation.

Washington Boro United Methodist Church – Mr. May read a request from the church asking for a crosswalk to be painted across Rt 441 in front of the church. It would come from the parking lot located along Rt 441 to the church sidewalk. The request stated that they had previously contacted Penn Dot, because Rt 441 is a State Road and they were informed that this request would be a Township decision. Mr. Kreider requested that the Board get a written statement from Penn Dot that they this would be a Township decision.

John Young, 163 Seitz Rd, stated that the Church is requesting this due to several close calls they have had with children crossing Rt 441. He noted that they are hoping to have a centralized location for people to cross and thanked the Board for any help they could give them. Mr. May made a motion to forward the request on to the Traffic Commission for their consideration and contact Penn Dot to request their position on this in writing. Mr. Herr seconded the motion, which carried unanimously.

PSATS Training – Mr. Smith recommended that Mr. Ott and Mr. Laudien be able to attend a training session held by PSATS. Mr. Kreider made a motion to authorize Mr. Laudien and Mr. Ott attend the training session by PSATS with the necessary expenses paid. Mr. Breneman seconded the motion, which carried unanimously.

## Police Department

Mr. Smith stated that Chief Reeve has requested an additional retirement benefit, enacted by Senate Bill No. 394, Dec. 5, 2005, establishing a pay length of service increments for years of service beyond 25 years. For each year beyond the 25 years, not to exceed one hundred dollars per month for each completed year of service in excess of the 25 years, up to a maximum of five hundred dollars per month after five completed years of service in excess of twenty-five years. Mr. May stated he feels this would have a huge impact on the Township now and in the future and he regretfully feels they should not approve this. The Board agreed. Mr. Kreider made a motion to deny the request for additional retirement benefits for Chief Reeve. Mr. May seconded the motion and asked that Mr. Smith provide written confirmation of their decision to Chief Reeve. The motion carried unanimously.

Mr. May stated they have received a request from Cpl. Gary L. Strock, to be transferred to the Detective Division as a Detective. Cpl. Strock had served as a detective with the Manor Township Police from 1997 until 2005. Mr. May stated that he feels this should be a staff decision. After some discussion, Mr. Breneman made a motion that the request from Cpl. Strock be acted upon by the Staff. The motion was seconded by Mr. Herr and carried unanimously.

## Traffic Commission

Chief Reeve noted that the Traffic Commission met July 26, 2006. He listed under old business, approval to erect signs in the Manor Heights Development and a letter from Penn Dot stating they will establish a no passing zone on Rt 999 located at Schied's Funeral Home. He also noted a request for a four way stop located at Temple Ave and Redwood Dr. Chief Reeve stated a traffic study has been completed for the intersection resulting in a recommendation that

the property owner at 1954 Temple Ave be notified to trim bushes and a tree located there. He added that the problem with this is that the tree is very large and could be a significant cost factor for the homeowner. He was asking the Supervisors for their recommendations. After some discussion, the Board agreed to table any action at this time, look at all options, and place it on the agenda for next month.

#### Police Report

Chief Reeve stated a report has been submitted and noted a Community Policing Report from Cpl Strock stating 94 children were fingerprinted at a stand he attended at the Washington Boro Tomato Festival.

#### Road Foreman's Report

Mr. Harris noted that the month of July was busy with paving, seal coating and widening on Chestnut Grove Road. He stated they will be doing various jobs with the agility program during the month of August. Mr. May commended Mr. Harris for the job that was completed on Stehman Church Road. Mr. Breneman stated they had received good comments on the job completed on Rock Hill Road also.

#### Parks and Grounds Report

Mr. Dickert reported a busy month with flood and storm damage that needed to be cleaned up in the parks, along with continued mowing.

#### Assistant Managers Report

Mr. Laudien stated that the Summer Playground program will come to an end this week. He also stated that he is hoping to have the next newsletter out soon. Donna Bare asked how many children attend the Summer Playground program. He stated between 200 and 300 for the summer.

#### Managers Report

Mr. Smith stated that the conclusion to the Wal-Mart hearings should be on or before September 25, 2006. He also noted that he and Chief Reeve have completed the phase of receiving applications to hire a police officer. Mr. Smith asked for direction from the Board to move forward with the process or not and what steps they should take next. Mr. Smith noted his concerns with moving forward on hiring any additional personnel when the Township has pending regionalization talks going on. The Board agreed and Mr. Bauder made a motion to discontinue the process of hiring a police officer and notify all applicants of the change in hiring status. Mr. Herr seconded the motion, which carried unanimously.

Bonnie Miller, 113 Bent Tree Dr, asked if the Chief feels police coverage is adequate in Manor Township for our population. Mr. Bauder answered that he called surrounding township to compare coverage, and for population there is a big difference and some townships have no police coverage at all. He stated we have to rely on Staff for that type of decisions like Mr. Smith is recommending right now.

Mr. Smith stated that we are in the process of studying LED traffic signals due to the increasing cost of electric. He noted they would be expensive to install, but could be very beneficial in the long run.

Bonnie Miller, 113 Bent Tree Dr, asked several questions about who owns and who is responsible for the traffic signals along Columbia Avenue. Mr. Smith explained that they are divided between East Hempfield, West Hempfield and Manor Township.

#### Building Permit Report

Mr. Kreider read the building permit report listing 30 permits issued in the month of July, bringing the total number of permits for the year to 243.

There being no further business, Mr. Kreider made a motion to adjourn the meeting at 9:40 pm. Mr. Bauder seconded the motion, which carried unanimously.

Respectfully submitted,

Barry Smith  
Secretary – Treasurer

Recording Secretary  
Rita J. Young

## Manor Township Supervisors Meeting

September 5, 2006

Time: 7:30 pm

Chairman John May called the meeting to order at 7:30 pm in the Manor Township Municipal Building, 950 W Fairway Drive, Lancaster, PA. He led those in attendance in the pledge to the flag. Roll call was taken.

Members present: John May, Jay Breneman, L.Allen Kreider, Richard Bauder, and Allan Herr.

Staff present: Barry Smith, Mark Harris, Chief Reeve, Ryan Strohecker, Mike Dickert and Rita Young.

Visitors present: See Attached.

### Minutes

Mr. Kreider made a motion to approve the minutes as drafted. Mr. Breneman seconded the motion, which carried unanimously.

### Bills

Mr. Herr made a motion to approve the bills as listed, seconded by Mr. Kreider. The motion carried unanimously.

### Financial Report

Mr. Bauder made a motion to approve the financial report as presented. Mr. Breneman seconded the motion, which carried unanimously.

### Solicitors Report

Mr. Smith stated there was no solicitors report.

### Business From the Floor

Susan Watson, Vice Pres. Mountville Borough Council, stated the Borough has had police contracts with Manor Township for more than 30 years. They are very pleased and satisfied with the service received and the personnel and they have no complaints. She noted they are very pleased with the Community Policing Program administered by Cpl. Gary Strock. She stated that even though they have no complaints, they are hearing comments from residents that they do not see the police patrolling as much as before. The Council is strongly recommending that the police patrol the neighborhoods twice in a 24-hour period. They feel the presence of the police help deter vandalism and crime to help make the community a safer and better place to live. She expressed concerns over the fact that a fully staffed police force is needed, which they do not have at this time. Ms Watson also noted the Borough feels there is a tremendous need for the officers to have computers in their police vehicles to speed up the information they need when making a police stop. She stated she is aware of the cost factor but feels this is something that will protect the police officer as well as the people. She estimated the cost would be approximately \$7,000. per computer, and then maintain them, but she feels that the need is there. She thanked Manor Township for the excellent service that Mountville Borough receives and the on going programs, but asked that the Supervisors please listen to their requests. Mr. May stated that he is aware of the computers in the cars and how good they are, noting that Lancaster City Police have the computers as well as the Southern Regional Police. Ms. Watson stated that 20 Departments in Lancaster County have computers in their police vehicles.

Carolyn Bortzfield, 1145 Letort Road, expressed concerns about where the money is coming from to pay the streetlights. She stated that she has written letters in the past, expressing her concerns of putting the cost back into the general fund. She stated that in her letters she is recommending the possibility of using some of the funds from the landfill tipping fees or possibly

the funds taken in from the sale of leaf compost. She stated that she does not have leaf pick up or streetlights and she is not in favor of raising taxes to pay for services she does not have.

Ted Gingrich, 110 Bent Tree Dr, expressed concerns about a retention basin on Charlestown Rd, where the discharge pipe has a grate on it that always seems to be clogged. Mr. Smith stated they are aware of that retention basin located on Martins farm on Charlestown Rd. He stated it was put in many years ago. Mr. Harris stated that it is his understanding the basin is maintained by the Penn Manor School District, from an agreement when the Manor Middle School was built. Mr. Smith noted he shall check into the maintenance of the grate.

## Old Business

Subdivision and Land Development Ordinance Update - Mr. Smith noted there was a meeting in August with Staff and the consultant from Rettew and he is hopeful that the final draft should be completed this month.

Regional Police – Mr. May stated that all the Supervisors were present at the work session on Regional Policing. He noted there were good points made along with some things that they did not like. Mr. May stated he was impressed that Regional has computers in the police cruisers for their officers to put there reports in and be up to date and we are not doing that at this point. There was discussion on clarification of regional policing. Mr. Breneman expressed concerns that the discussions show Manor Township would be responsible to financially support 75% of the Regional Policing with only one representative on the Commission. Mr. Smith stated that could be a negotiating point. After some discussion Mr. Kreider stated that he would like to have another work session before he would make a decision on jointing Southern Regional Policing. Mr. Bauder stated he liked the technology that Southern Regional has. Mr. Smith stated the technology could be purchased for our department now, and if we would choose to go regional, we will have to purchase computers anyway. The Supervisors agreed that they would like to have another work session. Jim Huber, 113 Shannon Dr., asked if the work session was advertised. Mr. Smith stated yes. Donna Bare, 107 Chestnut Grove Rd asked if the work session could be in the evening so more people might attend. Mr. May stated they will look into that.

Street Lights - Mr. May stated that last month he made a motion to put the street light tax back into the general fund and that motion died. Mr. Kreider stated that he would like to get this issue resolved so we do not have this on agenda each month. He discussed lights that are not efficient and lights that should be removed. He stated that in his opinion streetlights are not even needed anymore because most residents have their own lighting. Mr. Kreider stated he would like to change the billing process by billing individual districts people live in and are within 250' of a streetlight, as it was in the past, but no one liked that idea. He is against taking the cost for streetlights out of the general fund because a large portion of Manor Township does not have streetlights. Mr. Kreider recommended that the streetlight tax remain the way it is right now. Mr. Bauder stated he feels that streetlights should be a thing of the past also and asked what the procedure is to have a streetlight removed. Mr. Kreider stated that according to Township Code, we do not need a consensus to remove a few streetlights just the vote of the Board. Mr. Bauder stated that he would be comfortable to leave the billing the way it is at the present time.

Tom Purcell, 235 Blue Rock Rd, felt that the streetlight he is paying for was put in to light the entrance to the Breezewood Development and feels it is unfair to bill him for a light he did not want or need, just because he lives on the other side of the street. He feels this is unfair and if streetlights are to go in for safety reasons, then increase the millage rate and let everyone pay.

Robert Aichele, 1705 Valley Forge Rd, felt the streetlight tax should go back into the general fund because as the cost of electric increases, the individual bill will continually increase also. Mr. Aichele stated that if the cost were to be put into the general fund, a slight tax increase could easily cover the cost and would be less of a burden on elderly residents that are affected. He stated that he had been a Supervisor in 1998 when the millage rate increased slightly to cover the cost of streetlights being moved to the general fund because the cost in some developments was so high. Mr. Aichele stated that he felt streetlights did help to deter crime. Mr. Herr asked why it was put into the general fund in 1998. Mr. Smith stated that the cost of electric was increasing, and at the time, the billing was very difficult because not all properties were being charged the same. Some districts were by road frontage and some were by number of homes in a development and it was getting so complicated to bill residents fairly. The Supervisors at that time felt that streetlights did deter crime and aid in road travel, so everyone in the township actually benefited from streetlights. They decided to put the cost into the general fund and raise the millage slightly and spread the cost equally throughout the township.

Scott Haverstick, 1970 Water St., expressed concerns of how there does not seem to be a sound answer how this issue of streetlights should be handled. He felt the cost should be put into the general fund for the present time, with the stipulation that the Board would reason out how the billing should be done. He was not in favor of raising the millage because a property with a higher assessment would still end up paying more for lights than others. He asked what has been done for collection of outstanding streetlight taxes. Mr. Smith stated that the lien process, cost effectiveness and time frame have not been determined yet. Mr. Haverstick felt that it is important to have set policy to determine steps taken so people do not pick and choose what taxes they are going to pay and what they are not going to pay.

Tom Jackson, 506 Garden Hill Lane, expressed concerns with the light at the end of Garden Hill Lane. He stated it was put there to light up the intersection of Garden Hill onto Stonemill Road. He noted that he never got a bill for that light until last year and the light from it does not even reach his house.

Ted Gingrich, 110 Bent Tree Dr., stated that lights were put in at intersections for safety and he feels the Township should pay for those and gave several suggestions on where to take funds to pay for streetlights.

Mr. Kreider stated that the discussion tonight confirms that some of the streetlights are not wanted, do very little good and should be removed. He felt PPL should not have been the one to say where the lights were installed. Mr. Kreider made a motion to continue billing the residents that live within 250' of a streetlight for the streetlight tax. Mr. Bauder seconded the motion. The motion carried unanimously.

William and Patricia Herr appeal for relief from mandatory sewer connection – Mr. Smith stated this request was presented at last month's meeting. Mr. Herr had provided information for the Board to study with the intent of a decision tonight. Mr. Kreider stated that he has reviewed the site and feels that LASA could have done a better job for Mr. Herr; however the Township cannot take the responsibility of the ordinance. He feels Mr. Herr's fight should be with LASA against installing pumps to get the sewage to their site and he feels that LASA did not do the engineering correctly to have gravity flow. Mr. Bauder stated he also went to look at the site and he agrees that LASA should have extended the line a little further to serve three more residents there. The Board agreed that as a Township, they are bound under their bonding liability with LASA.

Mr. Herr, 746 Hershey Mill Rd, said he is not sure why this should be an issue between him and LASA because it is a township ordinance that he must comply with, so he feels it is an issue

between him and the Township. He also stated that he feels the opinion of the LASA attorney is incorrect and if he is required as a resident to hook up to LASA then they have a responsibility to the customer also. He noted that there is not one other resident on Hershey Mill Road who must go through what he will have to go through to hook up to LASA. Mr. Herr also noted that when this was proposed in Oct. 2002, he contacted a plumber to advise him where to hook up and he feels the location LASA is telling him to hook up is unreasonable. He feels the Manor Township representatives should help him out in this situation. Mr. May stated they have no control over LASA. Mr. Smith stated that Mr. Herr has some very good points, and he feels the positioning along the frontage of Mr. Herr's property should be dictated by where the resident puts a stake. He noted that in this case, elevation is an engineering factor opposed to a choice of where the hook up should be and this seems to be the case of a gravity line, but he does not know what the LASA study shows. Mr. Bauder made a motion that Mr. Herr's request for relief from mandatory connection to the LASA sewer line at the existing hookup site on their property located at 742 Hershey Mill Rd be accepted and he be granted the waiver. Mr. Kreider seconded the motion. The vote was two to three, with Mr. Herr, Mr. Breneman, and Mr. May, opposing. The motion did not carry. Mr. Breneman made a motion that Mr. Herr be required to hookup to the existing system of LASA. Mr. Herr seconded the motion. The motion carried three to two with Mr. Bauder and Mr. Kreider opposing.

#### New Business

NIMS Resolution #18-2006 - Mr. Smith noted this is a resolution for the designation of the National Incident Management System (NIMS) as the basis for all incident management in Manor Township. He stated that most of the management is already certified along with the Police Department. Mr. Smith noted this is a required resolution and recommended it be approved. Mr. Herr made a motion to approve Resolution #18-2006 for NIMS. Mr. Kreider seconded the motion. The motion carried unanimously.

Comprehensive Recreation and Open Space Study – Mr. Smith noted the Township has been in the process of seeking a grant for this study from DCR to cover costs. He noted that the grant has been approved; however we have not gotten clarification that this particular contract agreement would apply. Mr. Smith recommended we move forward and accept the proposal of \$15,000. from David Miller, that they had quoted in 2005, for the study hoping that DCR will meet the obligation. Mr. Bauder made a motion to accept the proposal for \$15,000. from David Miller/Associates, Inc. for the Comprehensive Recreations and Open Space Study. Mr. Breneman seconded the motion, which carried unanimously.

Waste and Recycling Committee Appointments – Mr. May noted that Connie Jackson, 348 W Charlotte St. and Maria Cattell, 486 Walnut Hill Rd, have been proposed to serve on the Waste and Recycling Advisory Committee with terms to end at the conclusion of 2009. Mr. Kreider made a motion to appoint Connie Jackson and Maria Cattell to the Waste and Recycling Committee. Mr. Herr seconded the motion, which carried unanimously.

K.L. Welk Isolation Distance Waiver – Mr. Smith stated this distance waiver isolation request is from Kenneth L. Welk, permit application #U003382, requesting the distance of 100' for his sewer line to the well be waived due to the lot size wherein he can only provide 70' distance. Mr. Lockard, Sewage Enforcement Officer for Manor Township has recommended approval of the waiver. Mr. Herr made a motion to approve the waiver request for Mr. Welk. Mr. Bauder seconded the motion, which carried unanimously.

Lloyd H. Miller Exoneration request – Mr. Smith noted a request from Lloyd H. Miller, Colonial Manor Drive, property No.14, to exonerate this property for back taxes because the property has no real value and has not been able to be sold. Mr. Kreider made a motion to exonerate the back taxes on Mr. Miller's property No. 14. Mr. Breneman seconded the motion, which carried unanimously.

Letter of Credit – Manor Oaks - Mr. Smith noted a request from Manor Oaks Remaining Lands Sections 3, a reduction of \$214,366.45 in Letter of Credit No. 669 from \$307,687.25 to \$93,320.80. Mr. Kreider made a motion to approve the request in Letter of Credit No. 669 for Manor Oaks. Mr. Herr seconded the motion, which carried unanimously.

Letter of Credit – West Branch Townhouses - Mr. Smith stated he has completed an inspection for this reduction request and recommends that the current balance of \$36,349.00 be reduced by \$19,213.30 leaving a remaining balance of \$17,135.70. He noted this is the final amount of the agreement to be held for the required 18 months. Mr. Breneman made a motion to approve the reduction in the Letter of Credit for the West Branch Townhouses. Mr. Kreider seconded the motion, which carried unanimously.

Letter of Credit – Turkey Hill Dairy - Mr. Smith stated he has reviewed the request and noted that the correct information shows the current balance for the Letter of Credit is \$629,812.00. He stated recommended reduction is \$ 472,359.10, leaving a balance of \$157,452.90. Mr. Bauder made a motion to grant the reduction in the Letter of Credit for Turkey Hill Dairy as proposed. Mr. Breneman seconded the motion, which carried unanimously. Mr. Smith stated that while working on this request, he did find that Turkey Hill Dairy still had a Letter of Credit open since 2004, and he is recommending that the Board release this Letter of Credit with US Bank #SLCCCIN00236 in the amount of \$15,444.50. Mr. Breneman made a motion to release the Letter of Credit, with US Bank, to Turkey Hill Dairy. Seconded by Mr. Herr, the motion carried unanimously.

Sewer Fund Transfer - Mr. Smith noted that Mr. Strohecker would like to make a budgeted transfer of \$50,000. from the sewer fund to the general fund to cover the 2006 operating cost of the sewer fund. Mr. Kreider made a motion to approve the transfer of \$50,000. from the sewer fund to the general fund. Mr. Bauder seconded the motion. The motion carried unanimously.

2007 Minimum Municipal Obligation – Mr. Smith stated that, as required by law, he is presenting the Minimum Municipal Obligation to the Board indicating the budgeted amount will be \$156, 379.00 for Uniformed Pension Fund and \$250,056. for the Non-Uniformed Pension Fund. After some discussion, Mr. Bauder made a motion to accept the two amounts as presented for the Minimum Municipal Obligation. Mr. Kreider seconded the motion, which carried unanimously.

Act 14 Turkey Hill Dairy – Mr. Smith stated this is notification that Turkey Hill Dairy, Inc Wastewater Treatment Facility will be renewing the existing NPDES Permit No. PA 0083771.

Act 14 Eagle Heights – Mr. Smith stated this is notification from Eagle Heights that they are submitting an application for discharges of storm water, NPDES Permit No: 2005356-027.

Hess Improvement Guarantee Agreement - Mr. Smith noted that this is a standard Improvement Guarantee Agreement for Frank and Shana Hess and Barbara Kauffman along with a Letter of Credit from Fulton Bank. Mr. Smith explained this and noted we would need the recommendation of the Solicitor. Mr. May made a motion that the Board approve and sign the Improvement Guarantee Agreement and the Letter of Credit pending recommendation of the Township Solicitor after review. Mr. Herr seconded the motion, which carried unanimously.

Lefever Agreement – Mr. Smith noted an agreement through the Zoning Officer to conform to the Zoning Ordinance for 80 Charlestown Road, where an existing house will be removed after the

Lefever's build a new single-family house. Mr. Kreider made a motion to approve the agreement for removal of the existing house after construction of the new house is completed. Mr. Herr seconded the motion, which carried unanimously.

Request for Part-Time Secretary - Mr. May stated that Chief Reeve has submitted a request to hire a part-time secretary, working 20 hours a week at \$8.75 per hour, to start Monday Sept. 18, 2006. The request is for Barbara Shopf. Mr. Smith stated they have completed the interview process and the job would be offered for 2 ½ days a week. After some discussion, Mr. Bauder made a motion to hire Barbara Shopf for part time employment. Mr. Kreider seconded the motion, which carried unanimously.

#### Correspondence

LCEMA – Mr. Smith noted information received from Randy Gockley, Lancaster County Emergency Management, that they will be holding a meeting to identify steps and prioritize what can be done to prevent future disasters. Mr. Smith stated that Mr. Schock, EMC for Manor Township, will be attending the meeting, and noted that any of the Supervisors could attend.

Local Government Training NIMS – Mr. Smith stated that he and Bill are certified for this but would like Mr. Harris to complete the training for NIMS also. Mr. Breneman made a motion that any appropriate personnel attend the training for NIMS with the necessary expenses paid. Mr. May seconded the motion, which carried unanimously.

APMM - Mr. Smith noted this is the Municipal Management Eastern Conference and requested he be able to attend. Mr. May moved that Mr. Smith attend along with any other appropriate personnel with the necessary expenses paid. Mr. Herr seconded the motion, which carried unanimously.

Tax Collector Conference – Mr. Smith noted a request for Rita J. Young to attend the Tax Collectors Conference to obtain the necessary credits to remain certified as tax collector. Mr. May made a motion for Rita Young to attend the one-day conference. Mr. Breneman seconded the motion, which carried unanimously.

PA DUI Association – Mr. Smith noted a request from Officer Carolyn Gundel to attend the Team DUI Twenty-Seventh Annual Meeting, at State College, PA, Oct 25 thru Oct 27<sup>th</sup>. Mr. Smith recommended that Officer Gundel attend the banquet only, Thursday Oct 26 as well as the overnight accommodations. He noted that Officer Gundel does an outstanding job and the reason for her to attend the banquet is that she will be receiving an award. Mr. May moved for Officer Gundel to attend the banquet to receive her award and pay for her overnight accommodations. Mr. Bauder seconded the motion, which carried unanimously.

#### Traffic Commission

Chief Reeve stated the Traffic Commission met on Wed. Aug. 30, 2006. He listed a discussion on the intersection of Manor Ridge Dr and Temple Ave about visibility restricted by a tree and shrubbery. He noted the Commission is recommending the intersection be a four way stop. After some discussion, Mr. Kreider made a motion to make the intersection of Manor Ridge and Temple Ave a four way Stop. Mr. Herr seconded the motion, which carried unanimously. Chief Reeve also noted a letter from Bill Bagnal, Washington Boro UM Church, requesting a painted crosswalk to be placed on RT 441 from the parking lot across to the church. After discussion, the Traffic Commission did not feel a painted crosswalk would serve the desired purpose and they suggested a yellow sign be placed on the yellow painted line, indicating a pedestrian crossing. The Supervisors agreed the sign would be better. Chief Reeve will make connections to try to obtain the signs.

Chief Reeve stated he received a call from Richard Bell, Hawthorne Dr, requesting truck traffic be limited on Hawthorn Dr. because wires have been pulled down in the past. The Traffic Commission felt they should not erect those signs.

#### Police Report

Chief Reeve stated he has submitted his monthly report. He noted that Officer Carolyn Gundel has received a Letter of Commendation for an event where she went beyond her call of duty to try to solve a crime, and a letter from Mr. Bell, Hawthorne Dr, requesting more police officers. Mr. May asked Chief Reeve about the request from Susan Watson, Mountville Borough, made about having Officers patrol all streets two times in a 24 hour period. Chief Reeve stated he could not guarantee that with the present staff.

#### Road Foreman's Report

Mr. Harris noted the widening project on Chestnut Grove Rd has been frustrating because PPL has not moved the requested poles to date and has told them that they do not know when they will be moving them. He stated that there is a location on Sun Lane that has a problem with water since Penn Dot blacktopped on Letort and after contacting them, they plan on correcting the situation.

#### Parks & Grounds Maintenance Report

Mr. Dickert noted ongoing maintenance of the Parks. He also stated they had a major water leak at the Manor Township Community Park that has been repaired. He stated that the Little Conestoga Watershed Association has received a grant and they will be planting trees at the Manor Twp Community Park this Saturday. Mr. May noted that there is still ongoing communication with DEP about the Purple Loosestrife problem and they will be meeting with them again.

#### Assistant Manager's Report

Mr. May stated that Mr. Laudien has submitted a report but he was unable to attend tonight's meeting.

#### Township Manager's Report

Mr. Smith stated his report has been submitted.

#### Building Permit Report

Mr. Kreider read the Building Permit as submitted.

There being no further business, Mr. Kreider made a motion to adjourn the meeting, seconded by Mr. Herr, which carried unanimously. The meeting adjourned at 9:40 pm.

Respectfully submitted,

Barry Smith  
Secretary-Treasurer

Recording secretary  
Rita Young



## Manor Township Supervisors Meeting

October 2, 2006

Time: 7:30 pm

Chairman John May called the meeting to order at 7:30 pm in the Manor Township Municipal Building, 950 W. Fairway Dr., Lancaster, PA. He led those in attendance in the pledge to the flag. Roll call was taken.

Members present: John May, Jay Breneman, Richard Bauder, Allan Herr and L. Allen Kreider.

Staff present: Barry Smith, Bill Laudien, Mark Harris Chief Reeve, Ryan Strohecker, Mike Dickert and Rita Young.

Visitors present: See attached.

Mr. May asked for a moment of silence for the families that have been effected by the tragedy that has happened in the Amish Community in Bart Township at the Nickel Mine School for the events that have happened today.

### Minutes

Allan Herr made a motion to approve the Minutes from the September meeting. Mr. Breneman seconded the motion, which carried unanimously.

### Bills

Mr. Bauder made a motion to approve the Bills for the month of September as listed. Mr. Kreider seconded the motion. The motion carried unanimously.

### Financial Report

Mr. Bauder questioned the balance of the Highway Fund. Mr. Strohecker explained. Mr. Breneman asked if the payment made to the Fire Companies reflects the last donations for the year. Mr. Strohecker stated yes. Mr. Breneman made a motion to approve the Financial Report as presented. Mr. Bauder seconded the motion, which carried unanimously.

### Solicitors Report

Mr. Smith stated that there was no Solicitors Report at this time, however he noted that he and Mr. Kenneff have met and recommended that the Supervisors schedule an Executive Session as a result of the Wal-Mart Zoning Hearing decision to discuss any future action in the event that Wal-Mart takes action.

### Business From the Floor

Jay Simmons, 624 Capri Road, presented a petition of 120 signatures collected from their development, requesting the removal of three streetlights in the Fairway Park Development. Mr. Simmons read a letter explaining the request and describing where the three streetlights are located.

### Old Business

Subdivision and Land Development Ordinance Update – Mr. Smith stated that he has received information from the Township consultant at Rettew and they are 95% complete with the draft for the Ordinance. He noted he is hoping to have it very soon for the staff and committee to review.

Regional Police – Mr. Smith noted that the Township has received communication from Southern Regional that they would be willing to have another meeting on the merger. After some discussion, Mr. Smith requested direction from the Supervisors to either move forward and schedule another work session with Southern Regional Police or inform them that we are discontinuing any further meetings. Mr. Breneman stated that after looking at the information from the meetings and reviewing it, he has concerns about merging with Southern Regional Police. Mr. Breneman stated he feels there is no big advantage to Manor Township and the residents through a merger and added that he would like to upgrade the technology of our own police department instead. Mr. Bauder made a motion to discontinue further discussions about merging with Southern Regional Police at this time. Mr. Kreider seconded the motion, which carried unanimously. Mr. Smith stated he will notify Southern Regional Police of the decision. He noted that Chief Reeve will be retiring November 30, 2006 and asked what direction he should take for any replacement. After some discussion the Board agreed that Mr. Smith should advertise for the position of Police Chief for Manor Township and if there are no suitable candidates, they will then look at other options.

#### New Business

Petition to Rezone – Glenn and Rose Mary Hess Mr. Smith stated this petition from the Hess's is requesting the Manor Township Ordinance and the Manor Township Zoning Map be amended to rezone two tracts of property totaling 9.3+ acres, rezoned from Agricultural District to Local Commercial District. Mr. Smith stated, the properties are owned by Glenn and Rose Mary Hess, 833 Central Manor Road, for 8.2 acres of land and Roy F. and Evelyn A. Enterline, 857 Central Manor Road for 1.1 acres of land. Mr. Smith noted that this would adjoin property along RT 999 that is already zoned Local Commercial and would allow the Hess's to continue a business already in existence. After some discussion, Mr. Breneman made a motion to forward this request to rezone on to the Manor Township Planning Commission for further study and to the Lancaster County Planning Commission. Mr. Herr seconded the motion, which carried unanimously.

Petition to Amend Zoning Ordinance – Mr. Smith stated this request is to amend the Zoning Ordinance for uses, which are in the Local Commercial Zone. It would amend to provide for automobile, boat, trailer, truck, farm machinery, and mobile home service and repair facilities, including but not limited to auto mechanics, drive-thru lubrication services and tires, auto paint, brake, muffler, transmission, windshield, auto body, car radio and upholstery shops as a permitted use in the Local Commercial Zone of Manor Township. Mr. Kreider made a motion to forward this to the Manor Township Planning Commission and the Lancaster County Planning Commission for review and comments. Mr. Bauder seconded the motion, which carried unanimously.

Petition to Rezone by Murry Companies/Sher-Wal Inc. Mr. Smith stated this petition from Murry Companies/Sher-Wal Inc. is to rezone 2.4 acres from GC, General Commercial to RH1, High Density Residential Flex Zone. Mr. May commented that the Township has very little General Commercial land left. Mr. Murry, 1899 Lititz Pike, stated that they did make a request to rezone before but had withdrawn the petition because he was unable to attend. Mr. Murry stated he is resubmitting the request to rezone again. Mr. Breneman made a motion to forward this to the Manor Township Planning Commission and the Lancaster County Planning Commission for further study. Mr. Herr seconded the motion, which carried unanimously.

3020 Associates Improvement Guarantee Agreement and Letter of Credit - Mr. Smith stated he has an Improvement Guarantee Agreement and a Letter of Credit from the Bank of Lancaster County. He stated they have been reviewed by the Engineers, Twp. Solicitor and Staff finding all in order and recommend that they be accepted. Mr. Bauder made a motion to accept and sign the

Improvement Guarantee Agreement and Letter of Credit for 3020 Associates. Mr. Kreider seconded the motion, which carried unanimously.

Bonnie Miller, 113 Bent Tree Drive, asked if the petition for the rezoning of the General Commercial Zone is going to be at the next Planning Commission Meeting. Mr. Smith stated yes, the next meeting is Tuesday, Oct. 10<sup>th</sup> because the office will be closed Monday, Oct. 9<sup>th</sup>. Ms. Miller did stress to the Supervisors that commercial property in Manor Township is limited.

Cornerstone Development Group Improvement Guarantee Agreement and Letter of Credit – Mr. Smith stated he has reviewed these documents along with the Engineers and found everything to be in order. Mr. Bauder made a motion to accept the Improvement Guarantee Agreement and Letter of Credit for Cornerstone Development Group. Mr. Breneman seconded the motion, which carried unanimously.

Agricultural Security Area – Mr. Smith stated this is an addition to the Ag Security Area by Stephen and Deborah Shertzer, 233 Coffee Street, for 20 acres. Mr. Smith noted the Ag Preserve Board has presented this to Manor Township and he recommends accepting the petition and authorize the 180-day procedure as opposed to the standard procedure. Mr. Herr made a motion to accept the petition from Mr. & Mrs. Shertzer to add the 20 acres to the Ag Security Area and utilize the 180-Day Procedure. Mr. Breneman seconded the motion, which carried unanimously.

Act 14 Borough of Millersville – Mr. Smith stated this is notification that Millersville Borough has applied for an application to DEP for NPDES Permit No. PA 0026620 Renewal. He stated this is for a wastewater treatment facility.

Act 14 George Mann – Mr. Smith stated this is notification from George Mann, 181 Supervisors Road that he is applying for a building permit to construct a 45' X 85' poultry manure stacking structure. Mr. Breneman stated that Manor Township is very fortunate to have responsible farmers like Mr. Mann, to construct this type of thing at their own expense, to help protect the environment.

York County Comprehensive Plan – Mr. Smith stated this is part of Act 67-68 Legislation and must notify all adjoining Municipalities. He would have more information available for any of the Supervisors that wish to review it, and the comment period is until November 13, 2006.

## Correspondence

### Administrative

Managing Emotions Under Pressure – Mr. Smith recommended approval for Mr. Ott to attend this seminar.

Government Finance Officers Association – Mr. Smith recommended approval for Mr. Strohecker to attend.

Mr. Kreider made a motion to approve Mr. Ott and Mr. Strohecker attend the listed seminars with the necessary expenses paid. Mr. Herr seconded the motion, which carried unanimously.

### Public Works

PA Community Forestry Conference - Mr. Smith recommended Mr. Dickert be able to attend this conference. Mr. Breneman made a motion that Mr. Dickert, attend the PA Community Forestry Conference, with the necessary expenses paid. Mr. Herr seconded the motion, which carried unanimously.

#### Traffic Commission

Chief Reeve stated the regular Traffic Commission Meeting was held September 27, 2006. He noted a request from the Washington Boro Methodist Church for crosswalks across Rt 441, in front of the church, has been denied because they do not meet the PennDot qualifications for them. He stated the church has been notified. Chief Reeve stated there was a concern from Mary Cammeby concerning the placement of a No Turn On Red sign placed on a traffic signal. He noted that Mr. Smith will contact East Hempfield Township to verify responsibility of this traffic signal. Chief Reeve also noted a letter requesting no truck traffic on Hawthorn Drive, which was denied.

#### Police Report

Chief Reeve stated he has submitted his report and noted a letter of appreciation for Cpl. Geyer, Officer Mazur and Officer Moser from Hempfield Athletic Department along with Cpl. Strock's Community Policing Report.

#### Road Foreman's Report

Mr. Harris stated that leaf collection will begin October 23, 2006 and he noted that leaf collection, for Columbia Ave and Millersville Rd, is scheduled to be three times this year. They will be using a leaf collector belonging to East Hempfield Twp., which goes with the traffic flow. The collections will be the week of Oct. 30, Nov. 13<sup>th</sup> and Dec. 4<sup>th</sup>. It should actually be safer than before. Mr. Bauder asked if we are paying for the use of the truck from East Hempfield. Mr. Harris stated they have made an agreement where East Hempfield is permitted to dump their leaves at our compost site in exchange for our use of their truck.

#### Parks and Grounds Maintenance Report

Mr. Dickert reported that along with the normal maintenance in the parks, there were 120 trees planted in Charlestown Park by the Little Conestoga Watershed Alliance. He noted this is a good addition to the buffer zone along the creek. He also stated that they have started on the pavilion in the Woods Edge Park.

#### Assistant Manager's Report

Mr. Laudien stated that the second newsletter for the Township has been prepared and is in the process of being mailed. He noted that it addresses leaf collection, snow removal and Halloween. Mr. Laudien stated that LCSWMA has scheduled their annual meeting in the Chestnut Grove Area, Nov. 14<sup>th</sup> at 7pm.

#### Township Manager's Report

Mr. Smith stated he has submitted his report but mentioned that he has tentatively scheduled two meetings. The first being a work session for the 2007 budget, October 23, 2006, at 8:30 am. The second tentative scheduled date is for the fall road tour for October 25, 2006 at 9 am.

Jim Huber, 113 Shannon Drive, asked if anything was being done about the increase of the Purple Loosestrife growing at the Woods Edge Park area. Mr. Smith stated it had been reported to the State. Mr. Dickert added that the State has informed them that due to the lateness of the season, they will address the problem next spring.

#### Building Permit Report

Mr. Kreider read the Building Permit Report noting that building has slowed down. He stated there were 33 permits in the month of September bringing the total for the year 2006 to 306. The total dollar value for permits in 2006 to date is \$21,575,717., down from the total in 2005 at the same time was \$33,509,443.

There being no further business, Mr. Breneman made a motion to adjourn the meeting. Mr. Herr seconded the motion, which carried unanimously.

Respectfully submitted.

Barry Smith  
Secretary – Treasurer

Recording secretary  
Rita J. Young

## Manor Township Supervisors Work Session

October 23, 2006

Time: 9:30 am

Chairman John May called the meeting to order at 9:30 am in the Manor Township Municipal Building, 950 W. Fairway Dr., Lancaster, PA. He led those in attendance in the pledge to the flag. Roll call was taken.

Members present: John May, Jay Breneman, Richard Bauder, Allan Herr and L. Allen Kreider.

Staff present: Barry Smith, Bill Laudien, Mark Harris Chief Reeve, Ryan Strohecker, and Mike Dickert.

Visitors: There were no visitors in attendance.

Mr. May asked Mr Smith and Mr. Strohecker to provide a budget presentation for the board. A packet of information was provided for each board member. Mr. Strohecker presented the draft version of the 2007 Budget. He provided highlights of 2006 and addressed the goals for the 2007 budget. Mr. Strohecker reviewed categories in each fund. for a moment of silence for the families that have been effected by the tragedy that has happened in the Amish Community in Bart Township at the Nickel Mine School for the events that have happened today.

Mr. Bauder asked the staff and board members to continue to make and effort to reduce our long term post retirement health plan obligation. Mr. Bauder made comments relative to three neighboring municipalities and how they manage their post retirement health plans.

There was some discussion by the board and staff regarding a fire services tax. The board asked the staff to study the issue.

The board discussed the pending county radio system. Board members and staff discussed the obligation to provide funding for our police, public works and fire service providers for the purchase of the radios.

### Minutes

Allan Herr made a motion to approve the Minutes from the September meeting. Mr. Breneman seconded the motion, which carried unanimously.

### Bills

Mr. Bauder made a motion to approve the Bills for the month of September as listed. Mr. Kreider seconded the motion. The motion carried unanimously.

### Financial Report

Mr. Bauder questioned the balance of the Highway Fund. Mr. Strohecker explained. Mr. Breneman asked if the payment made to the Fire Companies reflects the last donations for the year. Mr. Strohecker stated yes. Mr. Breneman made a motion to approve the Financial Report as presented. Mr. Bauder seconded the motion, which carried unanimously.

### Solicitors Report

Mr. Smith stated that there was no Solicitors Report at this time, however he noted that he and Mr. Kenneff have met and recommended that the Supervisors schedule an Executive Session as a

result of the Wal-Mart Zoning Hearing decision to discuss any future action in the event that Wal-Mart takes action.

#### Business From the Floor

Jay Simmons, 624 Capri Road, presented a petition of 120 signatures collected from their development, requesting the removal of three streetlights in the Fairway Park Development. Mr. Simmons read a letter explaining the request and describing where the three streetlights are located.

#### Old Business

Subdivision and Land Development Ordinance Update – Mr. Smith stated that he has received information from the Township consultant at Rettew and they are 95% complete with the draft for the Ordinance. He noted he is hoping to have it very soon for the staff and committee to review.

Regional Police – Mr. Smith noted that the Township has received communication from Southern Regional that they would be willing to have another meeting on the merger. After some discussion, Mr. Smith requested direction from the Supervisors to either move forward and schedule another work session with Southern Regional Police or inform them that we are discontinuing any further meetings. Mr. Breneman stated that after looking at the information from the meetings and reviewing it, he has concerns about merging with Southern Regional Police. Mr. Breneman stated he feels there is no big advantage to Manor Township and the residents through a merger and added that he would like to upgrade the technology of our own police department instead. Mr. Bauder made a motion to discontinue further discussions about merging with Southern Regional Police at this time. Mr. Kreider seconded the motion, which carried unanimously. Mr. Smith stated he will notify Southern Regional Police of the decision. He noted that Chief Reeve will be retiring November 30, 2006 and asked what direction he should take for any replacement. After some discussion the Board agreed that Mr. Smith should advertise for the position of Police Chief for Manor Township and if there are no suitable candidates, they will then look at other options.

#### New Business

Petition to Rezone – Glenn and Rose Mary Hess Mr. Smith stated this petition from the Hess's is requesting the Manor Township Ordinance and the Manor Township Zoning Map be amended to rezone two tracts of property totaling 9.3+ acres, rezoned from Agricultural District to Local Commercial District. Mr. Smith stated, the properties are owned by Glenn and Rose Mary Hess, 833 Central Manor Road, for 8.2 acres of land and Roy F. and Evelyn A. Enterline, 857 Central Manor Road for 1.1 acres of land. Mr. Smith noted that this would adjoin property along RT 999 that is already zoned Local Commercial and would allow the Hess's to continue a business already in existence. After some discussion, Mr. Breneman made a motion to forward this request to rezone on to the Manor Township Planning Commission for further study and to the Lancaster County Planning Commission. Mr. Herr seconded the motion, which carried unanimously.

Petition to Amend Zoning Ordinance – Mr. Smith stated this request is to amend the Zoning Ordinance for uses, which are in the Local Commercial Zone. It would amend to provide for automobile, boat, trailer, truck, farm machinery, and mobile home service and repair facilities, including but not limited to auto mechanics, drive-thru lubrication services and tires, auto paint, brake, muffler, transmission, windshield, auto body, car radio and upholstery shops as a permitted use in the Local Commercial Zone of Manor Township. Mr. Kreider made a motion to forward this to the Manor Township Planning Commission and the Lancaster County Planning Commission for review and comments. Mr. Bauder seconded the motion, which carried unanimously.

Petition to Rezone by Murry Companies/Sher-Wal Inc. Mr. Smith stated this petition from Murry Companies/Sher-Wal Inc. is to rezone 2.4 acres from GC, General Commercial to RH1, High Density Residential Flex Zone. Mr. May commented that the Township has very little General Commercial land left. Mr. Murry, 1899 Lititz Pike, stated that they did make a request to rezone before but had withdrawn the petition because he was unable to attend. Mr. Murry stated he is resubmitting the request to rezone again. Mr. Breneman made a motion to forward this to the Manor Township Planning Commission and the Lancaster County Planning Commission for further study. Mr. Herr seconded the motion, which carried unanimously.

3020 Associates Improvement Guarantee Agreement and Letter of Credit - Mr. Smith stated he has an Improvement Guarantee Agreement and a Letter of Credit from the Bank of Lancaster County. He stated they have been reviewed by the Engineers, Twp. Solicitor and Staff finding all in order and recommend that they be accepted. Mr. Bauder made a motion to accept and sign the Improvement Guarantee Agreement and Letter of Credit for 3020 Associates. Mr. Kreider seconded the motion, which carried unanimously.

Bonnie Miller, 113 Bent Tree Drive, asked if the petition for the rezoning of the General Commercial Zone is going to be at the next Planning Commission Meeting. Mr. Smith stated yes, the next meeting is Tuesday, Oct. 10<sup>th</sup> because the office will be closed Monday, Oct. 9<sup>th</sup>. Ms. Miller did stress to the Supervisors that commercial property in Manor Township is limited.

Cornerstone Development Group Improvement Guarantee Agreement and Letter of Credit – Mr. Smith stated he has reviewed these documents along with the Engineers and found everything to be in order. Mr. Bauder made a motion to accept the Improvement Guarantee Agreement and Letter of Credit for Cornerstone Development Group. Mr. Breneman seconded the motion, which carried unanimously.

Agricultural Security Area – Mr. Smith stated this is an addition to the Ag Security Area by Stephen and Deborah Shertzer, 233 Coffee Street, for 20 acres. Mr. Smith noted the Ag Preserve Board has presented this to Manor Township and he recommends accepting the petition and authorize the 180-day procedure as opposed to the standard procedure. Mr. Herr made a motion to accept the petition from Mr. & Mrs. Shertzer to add the 20 acres to the Ag Security Area and utilize the 180-Day Procedure. Mr. Breneman seconded the motion, which carried unanimously.

Act 14 Borough of Millersville – Mr. Smith stated this is notification that Millersville Borough has applied for an application to DEP for NPDES Permit No. PA 0026620 Renewal. He stated this is for a wastewater treatment facility.

Act 14 George Mann – Mr. Smith stated this is notification from George Mann, 181 Supervisors Road that he is applying for a building permit to construct a 45' X 85' poultry manure stacking structure. Mr. Breneman stated that Manor Township is very fortunate to have responsible farmers like Mr. Mann, to construct this type of thing at their own expense, to help protect the environment.

York County Comprehensive Plan – Mr. Smith stated this is part of Act 67-68 Legislation and must notify all adjoining Municipalities. He would have more information available for any of the Supervisors that wish to review it, and the comment period is until November 13, 2006.

## Correspondence

## Administrative

Managing Emotions Under Pressure – Mr. Smith recommended approval for Mr. Ott to attend this seminar.

Government Finance Officers Association – Mr. Smith recommended approval for Mr. Strohecker to attend.

Mr. Kreider made a motion to approve Mr. Ott and Mr. Strohecker attend the listed seminars with the necessary expenses paid. Mr. Herr seconded the motion, which carried unanimously.

#### Public Works

PA Community Forestry Conference - Mr. Smith recommended Mr. Dickert be able to attend this conference. Mr. Breneman made a motion that Mr. Dickert, attend the PA Community Forestry Conference, with the necessary expenses paid. Mr. Herr seconded the motion, which carried unanimously.

#### Traffic Commission

Chief Reeve stated the regular Traffic Commission Meeting was held September 27, 2006. He noted a request from the Washington Boro Methodist Church for crosswalks across Rt 441, in front of the church, has been denied because they do not meet the PennDot qualifications for them. He stated the church has been notified. Chief Reeve stated there was a concern from Mary Cammeby concerning the placement of a No Turn On Red sign placed on a traffic signal. He noted that Mr. Smith will contact East Hempfield Township to verify responsibility of this traffic signal. Chief Reeve also noted a letter requesting no truck traffic on Hawthorn Drive, which was denied.

#### Police Report

Chief Reeve stated he has submitted his report and noted a letter of appreciation for Cpl. Geyer, Officer Mazur and Officer Moser from Hempfield Athletic Department along with Cpl. Strock's Community Policing Report.

#### Road Foreman's Report

Mr. Harris stated that leaf collection will begin October 23, 2006 and he noted that leaf collection, for Columbia Ave and Millersville Rd, is scheduled to be three times this year. They will be using a leaf collector belonging to East Hempfield Twp., which goes with the traffic flow. The collections will be the week of Oct. 30, Nov. 13<sup>th</sup> and Dec. 4<sup>th</sup>. It should actually be safer than before. Mr. Bauder asked if we are paying for the use of the truck from East Hempfield. Mr. Harris stated they have made an agreement where East Hempfield is permitted to dump their leaves at our compost site in exchange for our use of their truck.

#### Parks and Grounds Maintenance Report

Mr. Dickert reported that along with the normal maintenance in the parks, there were 120 trees planted in Charlestown Park by the Little Conestoga Watershed Alliance. He noted this is a good addition to the buffer zone along the creek. He also stated that they have started on the pavilion in the Woods Edge Park.

#### Assistant Manager's Report

Mr. Laudien stated that the second newsletter for the Township has been prepared and is in the process of being mailed. He noted that it addresses leaf collection, snow removal and Halloween.

Mr. Laudien stated that LCSWMA has scheduled their annual meeting in the Chestnut Grove Area, Nov. 14<sup>th</sup> at 7pm.

#### Township Manager's Report

Mr. Smith stated he has submitted his report but mentioned that he has tentatively scheduled two meetings. The first being a work session for the 2007 budget, October 23, 2006, at 8:30 am. The second tentative scheduled date is for the fall road tour for October 25, 2006 at 9 am.

Jim Huber, 113 Shannon Drive, asked if anything was being done about the increase of the Purple Loosestrife growing at the Woods Edge Park area. Mr. Smith stated it had been reported to the State. Mr. Dickert added that the State has informed them that due to the lateness of the season, they will address the problem next spring.

#### Building Permit Report

Mr. Kreider read the Building Permit Report noting that building has slowed down. He stated there were 33 permits in the month of September bringing the total for the year 2006 to 306. The total dollar value for permits in 2006 to date is \$21,575,717., down from the total in 2005 at the same time was \$33,509,443.

There being no further business, Mr. Breneman made a motion to adjourn the meeting. Mr. Herr seconded the motion, which carried unanimously.

Respectfully submitted.

Barry Smith  
Secretary – Treasurer

Recording secretary  
Rita J. Young

## Manor Township Supervisors Meeting

November 8, 2006

7:30 PM

Chairman John May called the meeting to order at 7:30 PM in the Manor Township Municipal Building, 950 West Fairway Drive, Lancaster, PA. He led those in attendance in the pledge to the flag. Roll call was taken.

Members present: Jay Breneman, John May, Allan Herr, Richard Bauder and L. Allen Kreider.

Staff present: Barry Smith, Mark Harris, Chief Reeve, Bill Laudien, Ryan Strohecker, Mike Dickert and Rita Young.

Visitors present: See attached.

Mr. May stated that the Board held an Executive Session, after the advertised public work session on Monday, October 23, 2006, at 10:20 AM, to discuss personnel matters.

Minutes – Mr. Kreider made a motion to approve the minutes from the October 2, 2006 meeting as drafted. Mr. Breneman seconded the motion. The motion carried unanimously.

Bills – Mr. Herr made a motion to approve the bills as listed. Mr. Bauder seconded the motion, which carried unanimously.

Financial Report – Mr. May asked if there were any comments about the Financial Report. Mr. Smith stated that it is not reflected in the report at this time, but there had been an emergency situation with the Municipal Building and they are in the process of having a new heating system installed, which will cost between \$24,000. and \$25,000. He noted that they have been staying within the budget for 2006. Mr. Bauder asked if the \$150,000. has been transferred yet? Mr. Strohecker stated no. Mr. Bauder also asked if the sale of compost is below budget. Mr. Strohecker stated yes. Mr. Kreider questioned the legal fees for \$11,000. Mr. Smith stated that the fee is for two Police arbitrations, and there are two more scheduled. Mr. Breneman made a motion to approve the financial report. Mr. Kreider seconded the motion, which carried unanimously.

Solicitors Report – Mr. Smith stated there is no solicitors report.

### Business From the Floor

Mike Long, 2192 West Ridge, presented a petition to remove the streetlights along Rt 741 at West Ridge. He stated it has been signed by 75% of the residents affected by the lights at this location and noted the residents do not want the streetlights and do not want the burden of paying for streetlights to light up a state road. Mr. Smith noted that the code lists that 70% signatures are needed to have streetlight installed, not removed, and removal would be at the discretion of the Supervisors. Mr. Long asked the Supervisors how they determined the amount that is currently being billed for streetlight. Mr. Strohecker stated that the amount was set to cover the cost of electric and the cost of billing however at this point we are just trying to get the electric cost covered. Mr. Long stated that if the entire cost of electric is divided by the number of houses being billed, then this is not fair because there could be 10 people paying for one streetlight where at another location there could be 2 or 3 people paying for one streetlight. Mr. Bauder asked Mr. Long if he feels the

streetlights are beneficial. Mr. Long said he does not need the lights and asked Mr. Bauder if he thinks the lights are needed, since he is a Supervisor and responsible for reenacting the bills. Mr. Bauder stated that he feels streetlights no longer serve a purpose and they were designed 50 years ago for security. He feels now people have better lighting on their own homes than what streetlights provide, and in his opinion the streetlights should be removed. Mr. Kreider stated that he made a recommendation that the streetlight billing be determined by districts, however, that failed to get support.

Irene Buch, 717 Fairway Drive, read a letter expressing her concerns about the streetlights and that she feels the streetlight tax is unfair. She stated that the tax has already increased in price and the expense should be put back into the general fund. Ms Buch also made comments about staff salary increases. Mr. Bauder explained the process to calculate the salaries was changed and that made it look like there were bigger increases than it really was.

Bill Blechschmidt, 112 Millersville Rd, asked how many times PPL was contacted about streetlights over the last eighteen months and if every resident that has been billed has paid their streetlight bill for the past two years. Mr. Smith stated he was not sure how many times over the past two years that he and other members of the Staff have been in contact with PPL about streetlights. He also noted that he was not sure what percentage of the streetlight bills are paid. Mr. Blechschmidt asked how long it would take to put a lien against his property for streetlights. Mr. May stated they would not put a lien on a property for one or two years, but if the balance would get too high, then they would take the necessary steps. Mr. Blechschmidt stated he felt the streetlight tax should be put into the general fund.

Jay Simmons, 624 Capri Road, stated that he presented a petition, with signatures, to the Supervisors last month to have three streetlights removed from Fairway Park. He asked if anything has been done or any decision made. Mr. May stated they do have the petition.

Vera Miller, 3128 Windon Avenue, expressed concerns that a neighbor is running a business in her neighborhood, Woods Edge, and she thought that in a residential area it was not permissible. She stated that she has talked to the Township office and the only change that was made was for the person to start a little later in the morning. Mr. Smith stated an in home business is allowed but not ones such as she is describing and asked Ms Miller for any name or address she could provide.

Elizabeth O'Donoghue, 388 Hershey Mill Road, expressed concerns, about storm water run off problems on her property. She had pictures and stated that she receives more storm water run off now since new construction took place on the North side of Hershey Mill Road, across from her property. She noted that she has been in contact with the Township and they have been out to look at the problem. She feels the problem is getting worse with the high-density construction on Hershey Mill Road and also one main problem is with the bridge on Rohrer Rd where the pipe goes under it. After some discussion, Mr. Smith stated that the amount of water has increased but the retention pond across from her property does reduce the rate at which the water is released. Ms O'Donoghue stated she disagrees and the water has increased on her property. Mr. May stated the retention basin at the new construction is designed as plans called for but this has been an ongoing concern.

Bonnie Miller, 113 Bent Tree Drive, asked if the property owned by Mr. Murry, where there is a request for zoning change, is on the agenda. Mr. Smith stated it is not on the agenda because the Staff did not schedule it at this time. Ms Miller gave the Supervisors a diagram showing the zoning in that area and stated that she feels if the Board rezones this two-acre lot it would be spot zoning. She also stated that she feels the streetlight tax should be put back into the general fund for payment.

## Old Business

Subdivision and Land Development Ordinance Update – Mr. Smith stated that they have received a final draft from the consultants. The Staff is in the process of reviewing all the details and anticipates having the final draft to present to the Supervisors at the December Meeting where they could give direction to move forward. At that point, it could be given to the Solicitor to prepare for advertisement.

## New Business

Frantz Herr request for waiver – Mr. May stated that Mr. Frantz Herr, Hershey Mill Road, has requested for the second time, that the Supervisors grant a waiver that he does not have to hook up to the LASA sewer that is within the 150 feet of his property. Mr. May stated that they had denied this waiver request in the past. He noted correspondence from Ms Gray, the Sewer Authority Solicitor, showing two options that could happen. Mr. May discussed some situations where some waivers could be granted but noted there are new areas coming up where sewer is proposed and to start granting waivers now could create problems for future situations. After some discussion the Board agreed to stay with the decision they previously made, and deny this request for the waiver. Mr. Kreider felt that the way the sewer lines were installed creates a burden on Mr. Herr and Mr. Herr's problem was with where he had to connect. Mr. Bauder stated that he feels LASA failed to meet the original request for a sewer lateral, by homeowner Frantz Herr, on Hershey Mill Road, by not placing the sewer lateral where Mr. Herr placed the stake he was given by LASA. Mr. Smith noted that the main problem seemed to be a dispute between Mr. Herr and LASA on where the hookup should be. The Board agreed to stand with not granting a waiver.

Draft Amendment to Zoning Ordinance – Mr. May stated this draft ordinance for large scale shopping centers has been referred to the Planning Commission and we have not heard back from them at this point. Mr. Smith stated that he has provided the recorded minutes from the Planning Commission meeting where they debated this proposal of the model ordinance and the PC had concerns with some design issues. They have passed those concerns on to the Staff and we agree that it is good to build upward whenever possible to meet goals of maximizing commercial land. However, the setback issues and the height limitations are counter-productive to what already exists. Mr. Smith suggested that if the Board feels that the ordinance has the right concept, then they could direct Staff to make sure that this ordinance is consistent with our comprehensive planning and our existing ordinance before it is presented for advertisement and consideration. Mr. Smith also noted that he believes the Planning Commission also wanted to wait until the Growing Greener Comprehensive Plan was complete. After some discussion, the Supervisors agreed and directed Mr. Smith to proceed on developing the final draft of the ordinance for the large-scale shopping centers.

Award Bids for Guide Rail Installation on Bender Mill Road – Mr. Smith stated it had been properly advertised and they have received four bids, which were opened and read at a public meeting on Tuesday Oct. 31, 2006 at 2 PM. Those bids were as follows: L. S. Lee, Inc., bid of \$12,594.00, Wm. Orr & Sons, Inc., bid of \$13,940.00, Long Fence, bid of \$14,517.00, and Morgan Rail, Inc., for \$16,424.23. Mr. Smith stated that he and Mr. Harris have reviewed the bids and recommends that the bid go to the low bid from L.S. Lee, Inc. Mr. Bauder made a motion to award the bid to L.S. Lee, Inc, for \$12,594.00. Mr. Herr seconded the motion, which carried unanimously.

Transfer Funds from Capital Fund to General Fund – Mr. Smith stated that it had been listed in the budget to transfer funds in the amount of \$150,000. from the Capital to the General Fund. Mr. Kreider made a motion to transfer the amount of \$150,000. from the Capital Fund to the General Fund, as noted in the budget. Mr. Breneman seconded the motion, which carried unanimously.

Release Brian McCreight Stormwater Escrow – Mr. Smith noted that all improvements have been completed for two lots on Prospect Road and recommended that the escrow money, in the amount of \$3,401.75 be released. Mr. Bauder made a motion to release \$3,401.75 Stormwater Escrow for Brian McCreight, for two lots on Prospect Road. Mr. Herr seconded the motion, which carried unanimously.

Act 67 & 68 Notification Manor Blvd Subdivision – Mr. Smith noted this is notification to the Supervisors, of the Manor Blvd Subdivision and they may respond to DEP if they have any comments.

#### Correspondence

Mr. Smith noted a request for the OC Aerosol Projectors Instructor Training and recommend Officer Tom Moser attend.

Mr. Smith noted a request for the 28<sup>th</sup> Annual Hostage Negotiation Seminar and requested that Cpl. Tom Zug and Officer Steve Snyder attend.

Mr. Kreider made a motion that the two requests for training be approved with the necessary expenses paid. Mr. Breneman seconded the motion, which carried unanimously.

#### Traffic Commission

Chief Reeve stated the regular meeting of the Traffic Commission was held Wed, Oct. 25, 2006. He noted removal of a “No turn on red” sign at the intersection of RT 462 and RT741 because there was no evidence that it was a legal sign. Chief Reeve noted that a traffic study had been done in 2005 to establish a 35 MPH speed limit on Chestnut Grove Road. At that time, it was recommended that speed limit signs not be erected until ongoing widening of the road was completed. The Traffic Commission is requesting approval from the Supervisors, to erect the signs at this time without another traffic study being conducted. He also noted a request from the Woods Edge Homeowners Association, that no parking signs be placed on Stone Creek Rd. This request was tabled at this time. Mr. Harris had requested a no parking zone on the East and West side of Cornell Ave to aid in snow plowing. Mr. Bauder made a motion to establish the speed limit on Chestnut Grove Road at 35MPH and to have the 35 MPH speed limit signs erected and the “No Parking” signs erected on Cornell Avenue at this time. Mr. Breneman seconded the motion, which carried unanimously.

#### Police Report

Chief Reeve stated he has submitted his monthly report and noted a letter of commendation for Cpl. Geyer from a citizen that appreciated the work that was done on a recent 9aa call. Mr. May stated that this will be Chief Reeve’s last meeting because he is retiring.

#### Road Foreman’s Report

Mr. Harris stated his report has been submitted and for the month of November the primary job will be leaf collection. He also noted that all contracts have been signed for the snow removal season. Mr. Breneman asked if there is anything that can be done to speed up the removal of PPL poles on Chestnut Grove Road so the widening that has been done there could be completed. He noted it is a problem being held up by PPL. Mr. Harris stated they have tried a variety of things to get PPL to move the poles, however he cannot complete the job until they are removed.

#### Park & Grounds Maintenance Report

Mr. Dickert reported that they have been doing regular maintenance to the parks and they are coming close to the completion of the Woods Edge Pavilion. He stated that they will be starting the winter maintenance of the parks soon.

#### Assistant Manager's Report

Mr. Laudien submitted his report. He noted that he and Staff have responded to many storm water calls this year, far more than before. He added that people don't always like the answers they receive, but the sites are getting checked and storm water controls are in place. He noted calls about leaf collection dust and that this is a problem with dry leaves, but there is not a lot that can be done about it. Mr. Laudien stated they have worked on the Comprehensive Park Recreation & Open Space Plan and hope to have it completed in the beginning of the year. He noted amendments to uniformed construction codes at the State level, which will bring about some changes for us. Also, the Waste and Recycling Committee has discussed having a single hauler system for recycling items only, with approval from the individual haulers. Mr. Bauder noted an interest in having a single hauler for trash also.

#### Township Manager's Report

Mr. Smith noted his report. He stated they are in the process of accepting applications for a new Police Chief at which time we have received 17 resumes. He stated applications may be received until November 15, 2006. Mr. Smith added that there will be a formal recognition for Chief Reeve at a Supervisors meeting in the future and that he has done an outstanding job for Manor Township as Police Chief since 2001. He will be well deserving of that recognition.

Mr. May asked Mr. Smith to explain what happened at Fawn Hill. Mr. Smith noted there were problems when a homeowner did grading on his property and then we had very heavy rains.

Mr. Bauder asked about Parkfield. Mr. Smith stated Parkfield is hoping to have some streets dedicated soon but we will not receive dedication at this point because of the winter weather.

#### Building Permit Report

Mr. Kreider read the Building Permit Report noting things are slowing down. He stated the number of permits so far for 2006 are 341 compared to 420 in 2005 at this time.

Jim Huber, 113 Shannon Drive, stated that Chief Reeve was hired as an officer when he was a Supervisor in Manor Township and he commended Chief Reeve for an outstanding job for so many years and he will be missed.

There being no further business, Mr. Bauder made a motion to adjourn the meeting. Mr. Herr seconded the motion, which carried unanimously. The meeting adjourned at 9 PM.

Respectfully submitted,

Barry Smith  
Secretary – Treasurer

Recording secretary  
Rita J. Young.

## Manor Township Supervisors Meeting

December 4, 2006

Time: 7:30 PM

Chairman John May called the meeting to order at 7:30 PM in the Manor Township Municipal Building, 950 West Fairway Drive, Lancaster, PA. He led those in attendance in the pledge to the flag. Roll call was taken.

Members present: John May, L.Allen Kreider, Jay Breneman, Allan Herr and Richard Bauder.

Staff present: Barry Smith, Bill Laudien, Ryan Strohecker, Mark Harris, and Rita Young.

Visitors present: See attached.

Chairman John May announced that an Executive Session was held to discuss a personnel matter, Nov. 29, 2006 at 10:40 AM, after the advertised work session.

Minutes - Mr. Herr made a motion to approve the minutes as drafted. Mr. Bauder stated he would like a correction in the minutes reflecting that he stated LASA failed to meet the original request for a sewer lateral, by homeowner Frantz Herr, on Hershey Mill Road, by not placing the sewer lateral where Mr. Herr placed the stake he was given by LASA. Mr. Breneman seconded the motion with the corrections noted. The motion carried unanimously.

Bills – Mr. Kreider made a motion to approve the Bills as listed. Mr. Bauder seconded the motion, which carried unanimously.

Financial Report – Mr. Breneman made a motion to approve the Financial Report as presented. Mr. Kreider seconded the motion, which carried unanimously.

Solicitors Report – Mr. Smith stated that there was no Solicitors Report.

### Business From the Floor

Elizabeth & Peter O'Donoghue, 388 Hershey Mill Road, expressed concerns about the amount of storm water that comes across their property causing increased flooding. They stated it has increased since the development that took place on the North side of Hershey Mill Road, across from their property. They presented pictures to the Supervisors and noted that they also have video. Ms O'Donoghue noted that it takes hours to clean up after a storm and there is a large expense to get rid of all the debris that is left on their property. She gave the Supervisors a list of problems and her suggestions she has to fix them. Mr. Bauder asked if water comes over the bridge. Mr. Smith stated yes and it has in the past on heavy rains. Mr. Bauder stated that this last heavy rain was unusual and Owl Bridge Road Bridge flooded also. Mr. O'Donoghue also suggested that they install grates on the drains of the retention basins because of the amount of debris that exits onto her property.

Joe Shelly, 192 Hershey Mill Road, stated that he agrees with Ms O'Donoghue that flooding has increased in the area of Hershey Mill Road. He stated that his property was listed in the flood zone at one time, but had been removed because of bridge improvements. It has not flooded in over 10 years and this past heavy rain his entire property had two feet of water on it. He expressed concerns because one of the retention basins, from the development on the other side of the road, has the drain pipe directed right at his property. Mr. Shelly stated he also has video if the Supervisors would like to see it.

Mike Long, 2192 West Ridge Drive, noted that he presented a petition at the October meeting for the removal of streetlights in his area. Since they have not agreed to remove the lights, he asked if

the Supervisors would consider paying for them out of the general fund because they are lights on an arterial road and were installed for safety to aid the general public.

Margaret Patterson, 521 Capri Road, stated that she is on a fixed income and the streetlight bill has put a burden on her to pay another bill. She asked that the cost of streetlights be paid for out of the general fund of the Township.

Irene Buch, 717 Fairway Drive, expressed her concerns that it is unfair for individual residents to be paying for streetlights. She asked that they be put back into the General Fund for payment. She also noted that the Township recently bought a large mower from Township funds to mow banks, and there are no banks in her area.

Jere Dickerman, 155 Gamber Lane, stated that he pays a streetlight tax because one corner of his property is within the 250' of a streetlight. The light is at the rear of his property and is from a new development that went in along his property line. The lights are for the development, not his street. He feels it is unfair for him to be charged for that light. He stated that he feels the Supervisors should put the expense back into the general fund. He expressed concerns with liability issues if the Supervisors start to remove streetlights and then someone gets hurt because of that.

### Old Business

Subdivision and Land Development Ordinance Update – Mr. Smith stated that he and the Staff have had their final meeting and he hopes to have a clean draft to present to the Supervisors before the January 07 meeting. Mr. Bauder stated that the document includes regulations on streetlights and he feels that will only cause more problems in the future. He stated that in his opinion streetlights are dinosaurs and any regulations on them should be taken out of the ordinance. He noted it should be the decision of the developer or the homeowners association to install streetlights. Mr. Kreider agreed with Mr. Bauder. Mr. Smith stated that if that would be the decision of the Supervisors then he would like to be able to take it out now so Staff could present a clean draft to them. Mr. Smith also stated that the Township Code states that any area that petitions for streetlights and has 71% of the residents signatures in favor, then the Township is obligated to install them, and added that it does not regulate how they are to be paid for. After some discussion by the Supervisors, Mr. Bauder made a motion to have the ordinance state that the Township is not responsible to install streetlights or pay for them. Mr. Kreider seconded the motion, which carried unanimously. Jim Huber asked who is the consultant for this ordinance. Mr. Smith stated it is Rettew Associates.

2007 Budget – Mr. Smith stated that a meeting for final adoption of the 2007 budget has been advertised and will be held Wednesday December 27, 2006 at 8 AM here at the Township Office. Mr. Strohecker gave a short presentation of the proposed budget noting that the Township will have a tentative \$4.3 million budget for 2007. The Township millage rate will remain the same at .78 mills and the earned income and real-estate transfer tax will remain at one-half of 1 percent. He went over the General Fund and the Capital Fund. He noted the Sewer Fund account stating that there is a proposed rate increase from \$50. to \$55. for 2007. Mr. Strohecker explained that a large item in the budget for 2007 will be \$450,000. for new radios for police and the public-works department.

Appoint Interim Police Chief – Mr. Smith stated that with the retirement of Chief James Reeve last week, it is necessary to appoint an interim chief and provide him with compensation for the position. He recommended the appointment of Cpl. Tom Zug. After some discussion Mr. Breneman made a motion that the position of interim chief shall be compensated with \$155.00 per pay period for the duration of the position being held. Mr. Herr seconded the motion, which carried

unanimously. Mr. Bauder made a motion to appoint Cpl. Tom Zug as the interim police chief for Manor Township. Mr. Kreider seconded the motion, which carried unanimously.

Appoint Traffic Commission – Mr. Herr made a motion to appoint Interim Chief Tom Zug to the Manor Township Traffic Commission Board. Mr. Bauder seconded the motion, which carried unanimously.

Capri Road Streetlight Petition – Mr. May stated that they had previously received a petition from the residents in the area of Capri Road, to have three streetlights removed. The residents feel they are ineffective. Mr. Kreider agreed and noted that he has done testing in areas and found the lights just do not give much benefit to residents. Mr. Breneman expressed concerns that if we start removing lights, do we open up any liability issues. Mr. Bauder noted that since we have stated the lights are ineffective, we have already opened up a liability issue. The Board discussed the issues of the effect that streetlights have on safety and crime. There was general discussion on how long it may take PPL to have lights removed. The Board also discussed if the streetlights on arterial roads should be covered by the township general fund because they benefit all traffic. Mr. Bauder made a motion to remove the lights on arterial roads from the streetlight tax assessment and that the three streetlights on Capri Road be removed by PPL. Mr. Smith stated that if they do this, then Staff should identify the arterial roads and the streetlights, by number, that would be removed from the tax assessment. Mr. Breneman stated he would need more information before he could vote on this proposal. Mr. Bauder withdrew his proposal and made a motion to have the three streetlights on Capri Road removed by PPL and that Staff provide a list of the streetlights on arterial road for review. Mr. May seconded the motion to have the three streetlights on Capri Road removed. He asked for discussion.

Robert Lair, 608 Capri Road, expressed concerns with the streetlight tax assessment and about older people, like his mother that is on a fixed income, having another bill to pay. He thanked the Township for the police force and other services and he enjoys living in Manor Township, but the streetlight tax is a concern.

Sue Sheeler, 101 Langley Square, stated she represents over 200 residents through the Woods Edge Homeowners Association. She stated these discussions on streetlights have been going on way too long. She stated that the residents of Woods Edge pay their fair share plus more of the streetlight tax because of the way the Township has assessed the properties. She also stated that the Association had requested two more lights, but due to the cost that PPL was going to charge, they choose not to have them installed. Now if you remove lights on Capri Road because residents don't want to pay for them, is there going to be a charge to take them out. Also if they are removed, less people are paying into the fund, and if there is an increase, that would mean Woods Edge residents will have to carry even more of the cost. Ms Sheeler stated that in her opinion, to remove streetlights would be taking a step backwards for the Township. She feels they enhance property values and recommended that the Supervisors put the streetlight expense across the board because everyone benefits from streetlights. Mr. May stated that he does agree that the expense for streetlights should be through the Township. Mr. Kreider stated that streetlights are not equal because some are decorative and some are old, ineffective lights.

Tom Jackson, 506 Garden Hill Lane, noted that the light at the intersection of Stonemill Road and Redwood Drive is very dim. He stated he has called PPL about it and they said they do not fix streetlights. Mr. Jackson asked if you are billed the same for all lights, regardless if they are old or new and no matter how much benefit you get from one. Mr. Bauder stated that we do pay PPL for maintenance of the lights and for the service he feels we are getting ripped off. Mr. May stated that if you call enough times they do repair the lights, but it takes them a long time.

Mike Long, 2192 West Ridge, asked Mr. Bauder why he does not do anything about PPL if he thinks the Township is getting ripped off, by paying for a service to PPL that we do not get. He stated that as a Supervisor and an elected official, it is your job to take care of this. Mr. Bauder stated that if we put the streetlight tax into the general budget and just sweep this under, the service from PPL will continue to get worse and the bill will just get higher and higher and not get addressed. Mr. Bauder stated that in his opinion, through all this discussion, the problem is getting addressed. Mr. Long disagreed and stated that he feels if you put the expense into the general budget, then you will be more motivated to pursue it and eliminate the problem because it is your responsibility as elected officials. Mr. Long asked the Supervisors to put the tax in the general budget, pursue the problems with PPL and get it cleared up.

Bill Blakeschmidt, 112 Millersville Road, questioned the number of times the Township has contacted PPL about the problems they are having with the streetlights. Mr. Blakeschmidt asked if there is anyone in the Township that has not paid a delinquent streetlight bill from 1998 and did the Township do anything about it. He also asked when the Supervisors plan to address people who do not pay now. Mr. May stated that they have addressed the issue with liens in the past and they will address people that fail to pay their streetlight bill now in the same way.

Mr. May stated we have a motion on the floor to remove the three streetlights on Capri Road and there was a second. Mr. Breneman asked who would be paying for the removal of the lights if we vote to have them taken out. Mr. Kreider stated that when a streetlight is installed, it is with a ten-year contract with PPL that the light remains there and then the contract is to be renegotiated. He noted we have never renegotiated any contracts and we have fulfilled the ten-year contract. In his opinion we should not be charged anything to remove the streetlights. Mr. Kreider stated he feels these three lights will be a test to see how long it will take PPL to remove them. He noted that instead of just paying the bill to PPL, we should start doing something about the problems. Mr. May called for a vote. On motion by Mr. Bauder and seconded by Mr. May, the Board agreed to have the three streetlights on Capri Road removed. The motion carried unanimously.

Wheatfield Developers – Mr. Kicera and Mr. Charles, Wheatfield Developers, stated that they own the Haverstick Tract along Donerville Road. They noted that in the past they had met with some Supervisors to discuss the tract and in May 2005 they had requested an application to petition for rezoning of the tract. They asked the Supervisors what their general thoughts might be on this tract of land and stated they were looking for direction in which way they might go to develop at this location. They presented proposed plans and discussed several ways in which the property could be developed. They discussed developing with the present zoning and how it could be developed if the zoning was changed to allow for high density. Mr. Smith stated the current zoning, which is Rural, restricts density and would only allow for 9 lots on this 120 acre tract. It was stated that sewer and water would be available and it was noted that the County would be in favor of higher density. Mr. Bauder noted that he disagrees with the County's view that higher density in a location like this will save the farmland in other areas. Mr. May felt it would be a crime to develop this area with only 9 lots. Mr. Kreider felt that the Planning Commission should be given this and get back to the Supervisors. Mr. Smith explained that these developers need direction from the Supervisors first, whether or not they feel this ground would warrant a zoning change, before they can complete any plans that would go to the Planning Commission for review. He noted that in the past there was a project proposed for this tract, which was met with resistance from the neighbors, who want the lowest density possible. The County wants the highest density possible on this tract of ground. There was general discussion on the number of units that would be included if there was a zoning change to a higher density. Mr. Bauder stated that he was in favor of the tract being developed at the lower

density. After some discussion, most of the Supervisors agreed that upon receiving a petition, they would consider a zoning change to allow a higher density on the tract.

Act 67 & 68 Notification – Mr. May stated we have received notification from PPL that they will be submitting a Title V Permit Application to DEP for the operation of two gas engines to combust landfill gas at the Frey Farm Landfill. Mr. May noted this system is already running and they are required to do an ongoing application renewal process. Mr. Kreider asked if it is working the way they anticipated. Mr. Smith stated yes it is doing well. Mr. Laudien stated LCSWA is not required by law to take the methane off the site and they have found a way to bring in revenue from this.

Korman Resignation- Mr. May stated he has received the resignation of Mr. Korman from the Park and Recreation Board. He noted he has been on the Board for 10 years and is leaving because he is moving out of the Township. Mr. May made a motion to, with regrets, accept the resignation of Mr. Korman from the Park and Recreation Board. Mr. Breneman seconded the motion, which carried unanimously. Mr. Smith stated that in January there will be a vacancy on that Board and stated that if there were any suggestions for appointment please notify the office.

#### Correspondence

Mr. May read a letter from Mr. Donald Carter thanking the Township for the program supplying landfill passes to residents of Manor Township so they could dispose of their yard waste. He was grateful for the program as an alternative to burning and hopes they continue it in the future. Mr. Smith noted that there were over 500 passes issued. Mr. May thanked the individuals involved for creating the program.

#### Traffic Commission

Mr. Breneman stated that the Traffic Commission met Nov. 29, 2006, with it being the last meeting for Chief Reeve. He noted old business was “No Parking” signs on old Columbia Ave and Cornell Ave have been installed and a request from Woods Edge Homeowners Assoc. for no parking on the East side of Stone Creek Rd was denied. There was a request from the Hershey Mill Home for a pedestrian crossing sign to be erected on Columbia Avenue and Hershey Mill Road. They were advised to contact Penn Dot. Mr. Breneman stated there was a request from Manor Oaks Community Assoc. to modify the “No Parking” restriction from the LASA access road to 105 Creekside Drive. That request was denied.

#### Police Report

Cpl. Zug thanked the Supervisors for the Interim Chief appointment. He stated the November Police Report was submitted and asked if there were any questions.

#### Road Foreman’s Report

Mr. Harris stated his monthly report has been submitted. He noted that there was significant flooding in the Township during the last heavy rain and they have spent several days cleaning up and placing riprap in problem areas. He stated PPL has contacted him and stated the poles along Chestnut Grove Road should be moved this month so he will be able to complete the work in that area. Mr. Harris also stated that leaf pickup will be completed this week.

#### Park & Grounds Maintenance Report

Mr. Dickert was not present but his monthly report had been submitted to the Supervisors.

#### Assistant Manager's Report

Mr. Laudien noted that he has received some suggestions on filling the vacancy on the Park and Recreation Board and the Board will be starting the work on the Comprehensive Park and Open Space study in January.

#### Township Manager's Report

Mr. Smith stated he has submitted his report. Mr. May noted a letter requesting a meeting about the corrections for problems on Owl Bridge Road. Mr. Smith explained that the County had replaced a bridge on Owl Bridge Road, close to Red Fox Road. When the project was completed, two of the swales had problems. There was a meeting with the County and they agreed to make corrections and the residents that were effected were satisfied. Now, Commissioner Shaub has sent a letter inviting a number of people to have discussion on other problems. Mr. Smith stated he does not feel this is the proper procedure to discuss problems that residents might have and it is not a Township issue.

#### Building Permit Report

Mr. Kreider read the Building Permit Report noting a total of 23 permits issued for the month of November with a dollar value of \$1,576,531.

Jim Huber, 113 Shannon Drive, asked what was done about the draft amendment to the zoning ordinance that was discussed last month. Mr. Smith stated that draft has been referred to Staff for review and they are still in that process.

There being no further business, Mr. Kreider made a motion to adjourn the meeting. Mr. Breneman seconded the motion, which carried unanimously.

Respectfully submitted,

Barry Smith  
Secretary Treasurer

Recording secretary  
Rita J. Young