

Manor Township Supervisors Meeting

Monday, March 6, 2017

7:00 p.m.

Chairman John Wenzel called the meeting to order in the Manor Township Municipal Building located at 950 West Fairway Drive, Lancaster, Pennsylvania on Monday, March 6, 2017 at 7:00 p.m. Chairman Wenzel led those in attendance in the Pledge of Allegiance to the Flag. Chairman Wenzel introduced the Board of Supervisors.

Members Present: Brandon Clark, Jay Breneman, John Wenzel, George Mann and Mike Julian
Staff Present: Ryan Strohecker, Teresa Strubel, Mark Harris and Todd Graeff
Visitors Present: See attached Sign-In Sheet

Previous Month Minutes – Chairman Wenzel entertained a motion to approve the previous month minutes as they have been submitted. Jay Breneman so motioned, George Mann seconded and the motion carried unanimously.

Financial Report and Accounts Payable – Chairman Wenzel entertained a motion to approve the financial reports and pay all invoices on the accounts payable report. George Mann so motioned, Brandon Clark seconded and the motion carried unanimously.

Public Comment

Christine Brubaker, 22 Birch Court, discussed her concern with making the Blue Rock Park an official launch site for boats and kayaks and the cost involved. Ms. Brubaker would like to commend Mr. Julian for his comments in regards to LCSWMA's setbacks. Ms. Brubaker is requesting the Board endorse the setbacks. Ms. Brubaker is also concerned with the Roberts Site and is requesting the Board protect historical sites in regards to the pipeline. Mr. Strohecker added that many individuals have worked closely with Williams Partners to re-route the pipeline. Ms. Brubaker commented that Manor Township qualifies for a nationally registered historic district.

Robin McGuire, Conestoga, stated that Manor Township and Conestoga Township are the most archeologically significant townships in the state and possibly the country. Ms. McGuire is asking the Board to please help protect it in regards to the Pipeline.

Ryan Strohecker added that the Township has been in contact with local and state historical societies.

Old Business

King Waiver Request – Ryan Strohecker stated the plan was passed. Mr. Strohecker added that no work will be done until later this year and possibly next year and therefore, a request has been made for a delay of the financial security. Mr. Strohecker remarked that after review, the Township has no issue granting this request.

Chairman Wenzel entertained a motion to approve the modification request per the Rettew letter dated February 13, 2017. Jay Breneman so motioned, George Mann seconded and the motion carried unanimously.

New Business

Briefing Item-LCSWMA Lot Add-On Plan – Ryan Strohecker mentioned that this was presented to the Planning Commission as a Briefing Item and was moved to an Action Item and is before the Board for recommendation.

Scott Hain, David Miller Associates, stated that LCSWMA is looking to combine twelve deeded lots that exist on about 569 acres of their current property. Mr. Hain stated that it contains the Frey Farm Landfill and the Creswell Landfill. Mr. Hain remarked that there are no improvements proposed and no other action being taken. Mr. Hain stated the intent is to clean up properties that have been acquired over the years, just a simple lot add-on plan.

Ryan Strohecker added that a letter was received from Dwight Yoder dated March 6, 2017 pointing out two areas of concern. Mr. Strohecker asked Alex Henderson to address those points.

Alex Henderson, representing LCSWMA, stated the Lot Add-On Plan was filed on January 23, 2017. Mr. Henderson acknowledged that work has been done with engineers on both sides to address any concerns. Mr. Henderson noted that the Subdivision Ordinance states that if any prior zoning action was taken in relation to a parcel that it should be noted on the plan. The plan notes specifically reference the Text Amendment that was enacted in September 2016 and also reference the 1986 Zoning Hearing Board decision. Conditions of the Zoning Hearing Board decision are noted on the plan itself. Mr. Yoder's letter dated March 6, 2017 requested that an additional condition, Condition 16, from the Zoning Hearing Board decision be included. Mr. Henderson agreed with the request. Mr. Henderson is requesting that the Lot Add-On Plan be moved to an action item on the Agenda and that the Lot Add-On Plan be approved with the condition that Condition 16 of the 1986 Zoning Hearing Board Decision be added to the Plan. Mr. Henderson continued with the second point raised by Mr. Yoder which relates to a plan sheet (Sheet 4) that shows the landfill boundaries and the waste deposit setback lines. Mr. Henderson noted that included on Sheet 4 within the perimeter of the surveyed January 1, 2016 Landfill boundary (but not each separately surveyed) are several smaller deed tracts of land owned by LCSWMA which are part of a larger Lancaster County tax account parcel upon which solid waste was previously or is presently being deposited. Mr. Yoder has requested that some of these smaller tracts of land and the former PPL land be designated as areas where landfilling is prohibited and that applicable setbacks be designated. Mr. Henderson stated that if the Board does require changes to the Map (Sheet 4) to account for these smaller deed tracts of land additional surveying will need to be done.

Katie Sandoe, LCSWMA, added the intent of the map was to show the four parcels being rezoned from Rural to Excavation and Industrial to Excavation and that the intent was not to go beyond the 1986 Zoning Hearing Board decision which was to stay on the original tract. Ms. Sandoe commented that the intent of this was to ensure LCSWMA would not go beyond those boundaries and was informational only.

Sheila O'Rourke, Gibbel, Kraybill & Hess, is concerned the information is inaccurate. Ms. O'Rourke states those parcels need to be carved out so as not to be subject to landfilling in the future. Ms. O'Rourke also noted the PPL strip that goes through the site. Ms. O'Rourke is requesting LCSWMA show the area on the map where landfilling may occur and where it may not occur also including the setbacks to those areas.

Mary Glazier, 269 Chestnut Grove Road, suggested the map should reflect what it is meant to reflect even if that includes doing additional surveying.

Christine Brubaker, 22 Birch Court, commented on the landfill expansion and the additional lighting in relation to how it affects the night sky. Ms. Brubaker commented how this has changed the natural area into feeling more industrialized.

Chairman Wenzel entertained a motion to move the Lot Add-On Plan from Briefing Item to an Action Item. Brandon Clark so motioned, George Mann seconded and the motion carried with John Wenzel and Mike Julian opposing.

Brandon Clark motioned to approve the plan and modifications based on the March 3, 2017 Buchart Horn letter also including paragraph 16 from the 1986 Zoning Hearing Board decision and the PPL separate parcel. George Mann seconded and the motion carried with John Wenzel opposing.

Mary Glazier, 269 Chestnut Grove Road, commented about the responsibility of the Township to help citizens whose quality of life has been affected by the landfill in relation to the Rohrer property that was discussed at a previous meeting. Mr. Wenzel responded that LCSWMA contacted Mr. Rohrer and volunteered to clean up the trash along his property.

Ordinance 1-2017 – Myer Rezoning Petition – Ryan Strohecker read the following statement, “This public hearing is concerning an amendment to the Manor Township Zoning Ordinance by amending the zoning map rezoning property located at the intersection of Walnut Hill Road and Rock Hill Road from A-Agricultural District to R-Rural District. This hearing has been properly advertised in the Lancaster Newspaper on February 13th and 20th 2017. It was posted by our Zoning Officer at two different locations on February 16th, 2017. The owners of the property were notified by our solicitor on February 13th, 2017. The petition was sent to the Lancaster County Planning Commission with comments in a letter dated February 14th, 2017. The petition was also sent to the Manor Township Planning Commission and a letter with their comments is dated on February 14th, 2017. I’d like to introduce Matthew Creme who represents the Myer family to speak to you about their petition.”

Matthew Creme on behalf of the Myer Family Trust, made a presentation in regards to the Myer Rezoning Petition.

Chairman Wenzel entertained a motion to approve Ordinance 1-2017. Brandon Clark so motioned, Mike Julian seconded and the motion carried unanimously.

Myer Lot Add-On Plan – Matthew Creme on behalf of the Myer’s commented that there are three modification requests. Mr. Creme continued that this is a subdivision and lot add-on plan and made a presentation. Mr. Creme commented on the modifications being a plan scale to include all information on one sheet, dedication of additional right-of-way, noting that some areas are not possible to dedicate at this time, and curbing, sidewalks and street lighting.

Dave Myer offered explanation to the presentation and the uses of the properties. Mr. Myer showed which properties would be enrolled in Clean and Green.

Chairman Wenzel entertained a motion to approve based on the Rettew letter dated March 3, 2017. Jay Breneman so motioned, George Mann seconded and the motion carried unanimously.

Oak Ridge Time Extension – Chairman Wenzel entertained a motion to approve extension of time to record the plan until June 5, 2017. George Mann so motioned, Jay Breneman seconded and the motion carried unanimously.

Ordinance 2-2017 – Ortman Alley Vacation – Ryan Strohecker read the following statement, “This is concerning the adoption of Manor Township Ordinance #2-2017 regarding the vacating of an alley consisting of a sixty foot wide strip of land, being an unopened portion of Market street, lying south of Manor Street and north of alley H, in that area of the Township previously known as Washington Boro. This ordinance was properly advertised in accordance with the requirements of the Pennsylvania Municipalities Planning Code in the Lancaster Newspaper on February 20th, 2017. This ordinance has been reviewed by our solicitor and if adopted will be enacted five days from tonight’s date per standard a public announcement.” Mr. Strohecker commented that this alley has been proposed and paid for by the land owner that is interested in taking over the alley. Mark Harris and Ryan Strohecker have visited the alley and do not see an issue with turning it over.

Jay Breneman made a motion to approve Ordinance 2-2017, Mike Julian seconded and the motion carried unanimously.

Award Bids for Indian Run Road Bridge Rehabilitation Project – Jay Breneman made a motion to award the Indian Run Road Bridge Rehabilitation Project to Crilon Corp in the amount of \$30,323.45, George Mann seconded and the motion carried unanimously.

Award Bids for Mower – Chairman Wenzel entertained a motion to award the highest bid of \$4,305.00 to Oak Ridge Farms. George Mann so motioned, Mike Julian seconded and the motion carried unanimously.

Training Approvals – Chairman Wenzel entertained a motion to approve all training requests as submitted. Jay Breneman so motioned, Brandon Clark seconded and the motion carried unanimously.

Traffic Commission Report, Police Report, Public Works Director Report, Township Manager’s Report, Blue Rock Fire Rescue Report and Building Permit Report – Chairman Wenzel entertained a motion to approve all reports as submitted. George Mann so motioned, Jay Breneman seconded and the motion carried unanimously.

Ryan Strohecker added for information purposes that reassessment notices have seen the assessed evaluation go up. Mr. Strohecker commented that some are more alarming then others and that is typically what causes the concern. Mr. Strohecker remarked the Township handles in a two-step process.

Chairman Wenzel entertained a motion to adjourn the meeting. George Mann so motioned, John Wenzel seconded and the motion carried unanimously. Meeting adjourned at 8:30 p.m.

Respectfully submitted,

J. Ryan Strohecker
Secretary-Treasurer

Recording Secretary
Teresa Strubel