

Conewago Township Board of Supervisors

May 3, 2022

-Call to Order & Pledge of Allegiance:

The regular meeting of the Board of Supervisors was held at 140 Copenhaffer Rd York, PA 17404. The meeting was called to order by the Chairperson Wilhide at 7:00pm. Those in attendance were Lorreta Wilhide (Chairperson), Brian Klinger (Supervisor), Steve McDonald (Solicitor), Terry Myers (Engineer), Derik Rinaldo (Engineer), Josh Kopp (PWD/Manager), Shanna Housman (Administrative Assistant), and Fritz Neufeld (Zoning Officer). John MacDonald was listening via Zoom for approximately 40 minutes.

-Public Hearing:

Freedom Square: Dave Tshudy represented Freedom Square and there was a brief discussion on the added exhibits 8-18.

Craig Mellot from Traffic Design gave a brief overview of the Traffic Impact Study. Some key points of the study were the different intersections, the Susquehanna Trail, Church Rd, and traffic counts at peak hours. This project was broken down into 3 Traffic Phases because of the size of the project. There will need to be a new study done at each of the phases to get new traffic counts. Mellot then went over some possible designs/changes of different roads.

There was a discussion about the possible sewer issue. Dave Tshudy confirms that the phasing will have to be in line with the sewer authority and they can reserve some of the available EDUs at the time of start. Buchart Horn is in the process of doing a study to upgrade the sewer plant. Any changes that get made to the plan (if that were to happen), the Board of Supervisors will have to approve first.

Public Comment on Hearing:

Northeastern School District had Robert Shock present an Economic Impact Study regarding Freedom Square on behalf of them. The school district is concerned about the number of students coming in and also the financial burden this may cause. Robert Shock presented in his research that there was a huge difference between the revenue in their findings and GMS's findings.

Brian Geller, NESD Business Manager shared concerns about the project. He offered a meeting if the Supervisors would be open to it. It would have to be a public meeting.

If the hearing needs to be reopened, Freedom Square and the representatives are open to meet and reopen. We will vote at our June meeting and provide a written response after.

The hearing was officially closed at 8:07 pm.

-Public Requests: Todd Horst, East Canal Road thanked the board for their continued efforts in working on updating the ordinances.

Lynn Kann, Copenhaffer Road is concerned about the sewer authority available because the sewer authority might not even get upgraded until 2025. More discussion about the sewer plant issue and possible solutions/funding options followed.

The Supervisors can deny it if they think it will have adverse effects on the sewer authority and school district.

It was discussed that maybe the Board of Supervisors should have a developer's agreement mandatory at every phase. Start getting and thinking about a list of conditions together and send them to Steve McDonald.

A discussion followed about the parking plan proposed. They are proposing 1-1.5 parking spots per unit instead of 2. Our ordinance requirement is 2 per housing unit. The board is concerned about this.

There was also a discussion about the roads and what the Township would and wouldn't adopt.

-Approval of Agenda: Motion by Supervisor Klinger, second by Chairperson Wilhide, unanimously carried to approve the agenda. Vote: 2-0

-Approval of Previous Minutes: Motion by Supervisor Klinger, second by Chairperson Wilhide, unanimously carried to approve the April minutes. Vote: 2-0

-Planning & Zoning:

-Moove In Storage: Motion by Supervisor Klinger, second by Chairperson Wilhide, unanimously carried to approve the July 6, 2022 extension. Vote: 2-0

-Reports:

Motion by Supervisor Klinger, second by Chairperson Wilhide, unanimously carried to approve the April Building report and the April Police Report. Vote: 2-0

-Treasurer's Report:

-Motion by Supervisor Klinger, second by Chairperson Wilhide, unanimously carried to approve the April 2022 financial report. Vote: 2-0

-Road Report:

Cloverleaf Road will be closed and there was a detour route provided.

Locust Point Rd will also be closed but Josh, Township Manager is trying to get in touch with PennDOT to find more information out about this. It is a state road, so our Township was not notified or given any information.

-Solicitors Report: Steve McDonald reported on the following:

Traffic Ordinance: There was a discussion about the sample ordinance that was given, and the Planning Commission made some comments on what they recommend. Distribute the comments to the Supervisors and we will discuss at the next meeting. We need to keep this moving forward.

Canal Road Betterment: There is still no answer as to who is going to pay the stormwater systems. They do not want to do an escrow account; they want to just do a lump sum. They threw out \$100,000 randomly and Terry, Township Engineer did some thorough research and came up with the amount of \$585,000. We will not be signing until this issue gets resolved.

Glassick & Kemper Properties: There are hearings about both issues scheduled for May 18th at 10am.

Seidenstricker: She is refusing service/mail. Steve approved for a Sheriff to go serve her.

Smith: Fritz can issue a 30-day notice and Steve will file with the MDJ.

-Engineers Report: Terry Myers reported on the following:

Cloverleaf Road Reconstruction: Terry plans to have bid openings at the end of June and award in July. Then the construction will hopefully start in July.

Motion by Chairperson Wilhide, second by Supervisor Klinger, unanimously carried to approve authorizing Terry to advertise for bidding. Vote: 2-0

Sheetz: We are waiting on some certifications and as built on the stormwater management system before we can release the bond.

Autumnwood: The developer has replaced all the trees, but Terry suggests having someone from the HOA confirm all the trees have been replaced.

Enclave: Kentwell Drive, Terry was doing some work for them, and he is meeting with them Tuesday at 12pm to do a walkthrough. There is a lot of work that needs to be done, and a lot of curbs that need fixed before we consider adopting.

-Unfinished Business: None.

-New Business:

2022 Audit Draft Approval: Motion by Chairperson Wilhide, second by Supervisor Klinger, unanimously carried to approve the 2022 Audit Draft completed by Hamilton and Musser. Vote: 2-0

ZVAA: The agreement was attached to show that the Athletic Association is responsible for maintaining the snack shack. It is not in the greatest shape currently.

-Other Business:

Food Truck Fridays: This Friday is the first Food Truck Friday of the season.

Mill Creek Park: We would like to expand the parking lot at this park because it is very busy.

Terry, Township Engineer will look into what our stormwater management plan accounted for.

PSATS: The employees and supervisors went to the PSATS Convention this past week.

Keith Guilepse will be at the Zions View Building on June 6th to meet with the community and answer questions.

Terry talked to a District Engineer about possibly taking the Susquehanna Trail back if we take the portion of Bowers Bridge Road back.

-Adjournment: Meeting adjourned at 9:57 pm

Respectfully submitted,

Shanna Housman
Administrative Assistant