

CONEWAGO TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES
JANUARY 7, 2019

Meeting was called to order by the Acting Chairperson, Lorreta Wilhide, at 7:00 p.m.

Pledge of Allegiance

Motion by Mr. Hull, second by Mr. Klinger, unanimously carried to appoint Ms Wilhide as Chairperson for 2019. Vote: 3 to 0

Ms Wilhide announced that an Executive Session was held before the December 4th meeting to discuss a personnel and legal matter.

BOARD REORGANIZATION:

Motion by Mr. Hull, second by Ms Wilhide, unanimously carried, to appoint Mr. Klinger as Vice Chairperson. Vote: 3 to 0

Motion by Mr. Hull, second by Ms Wilhide, unanimously carried, to appoint Mr. Klinger as Liaison of the Road Department. Vote: 3 to 0

Motion by Mr. Klinger, second by Mr. Hull, unanimously carried, to appoint Ms Wilhide as Liaison of Administration. Vote: 3 to 0

Motion by Mr. Klinger, second by Ms Wilhide, unanimously carried, to appoint Mr. Hull as Liaison of Municipal Services. Vote: 3 to 0

Motion by Mr. Klinger, second by Mr. Hull, unanimously carried, to appoint Ms Wilhide as township representative to Northern York County Regional Police. Vote: 3 to 0

Motion by Mr. Klinger, second by Ms Wilhide, unanimously carried, to appoint Mr. Hull as alternate township representative to Northern York County Regional Police. Vote: 3 to 0

Motion by Mr. Klinger, second by Ms Wilhide, unanimously carried, to appoint Mr. Hull as township representative to York Adams Tax Bureau. Vote: 3 to 0

Motion by Mr. Hull, second by Ms Wilhide, unanimously carried, to appoint Mr. Klinger as alternate township representative to York Adams Tax Bureau. Vote: 3 to 0

Motion by Mr. Klinger, second by Ms Wilhide, unanimously carried, to appoint Mr. Hull as township representative to York County Planning Commission. Vote: 3 to 0

Motion by Mr. Klinger, second by Ms Wilhide, unanimously carried, to appoint Mr. Hull as township representative to Local Government Advisory Committee. Vote: 3 to 0

Motion by Mr. Hull, second by Ms Wilhide, unanimously carried, to appoint Mr. Klinger as township representative to the York County Solid Waste Authority. Vote: 3 to 0

Motion by Mr. Hull, second by Mr. Klinger, unanimously carried, to approve the agenda as prepared. Vote: 3 to 0.

Motion by Mr. Hull, second by Mr. Klinger, unanimously carried, to approve the December 4, 2018 minutes. Mr. Hull noted that he was not contacted by anyone from Hazardous Operations regarding ES3. Mr. Goodwin had stated at the December meeting that he was told that ES3 was planning to increase the ammonia storage by someone associated with Hazmat and he would have that person contact Mr. Hull. Vote: 3 to 0

RECOGNITION OF PUBLIC REQUESTS: None.

Ms Wilhide announced that the Auditors will hold a meeting on January 8th. at 7:00 pm and she will attend the meeting.

HYKES FIELD RESERVATION REQUESTS FOR 2019.

Matt Moser, Zion View Athletic Association requested that the fields be reserved for their use all seven days of the week for the entire season. Motion by Mr. Klinger, second by Ms Wilhide, unanimously carried, to approve the request. Mr. Moser thanked the township and staff for all their cooperation. Vote: 3-0.

APPOINTMENTS TO TOWNSHIP POSITIONS, BOARDS AND COMMISSIONS.

Motion by Mr. Klinger, second by Mr. Hull, unanimously carried, to appoint law firm of CGA with Timothy Bupp serving as township solicitor for 2019. Vote: 3 to 0

Motion by Mr. Hull, second by Mr. Klinger, unanimously carried, to appoint John Herrold as the Zoning Hearing Board Solicitor for 2019. Vote: 3 to 0

Motion by Mr. Klinger, second by Mr. Hull, unanimously carried, to appoint the engineering firm of C.S. Davidson, with Terry Myers as representative to serve as township engineer for 2019. Vote: 3 to 0

Motion by Mr. Hull, second by Mr. Klinger, unanimously carried, to appoint Lou Anne Bostic as the Secretary/Treasurer/Manager. Vote: 3 to 0

Motion by Mr. Klinger, second by Mr. Hull, unanimously carried, to recommend to the auditors that the Treasurer's bond be set at \$250,000.00. Vote: 3 to 0

Motion by Mr. Hull, second by Mr. Klinger, unanimously carried, to appoint Todd Smith as the Public Works Director. Vote: 3 to 0

Motion by Mr. Klinger, second by Mr. Hull, unanimously carried, to appoint Joseph Smith as the Road Crew Leader. Vote: 3 to 0.

Motion by Mr. Hull, second by Mr. Klinger, unanimously carried, to appoint Lorreta Wilhide as Assistant Secretary/Treasurer. Vote: 3 to 0

Motion by Mr. Klinger, second by Mr. Hull, unanimously carried, to appoint Albert Neufeld, Jr. as Zoning/Permit/Codes Enforcement Officer and Building Code Official. Vote: 3 to 0

Motion by Mr. Hull, second by Mr. Klinger, unanimously carried, to appoint William Deal as Township Sewage Enforcement Officer. Vote: 3 to 0

Motion by Mr. Klinger, second by Mr. Hull, unanimously carried, to appoint John Klinedinst as Alternate Township Sewage Enforcement Officers. Vote: 3 to 0

Resolution 2019-01, setting designated salaries was adopted, with the condition that Auditor approval is granted for the working supervisor's wages, on a motion by Mr. Klinger, second by Mr. Hull, unanimously carried. Vote: 3 to 0

Resolution 2019-02, establishing user fees and charges was adopted on a motion by Mr. Hull, second by Mr. Klinger, unanimously carried. Vote: 3 to 0

Resolution 2019-03, naming the financial institutions for township funds was adopted on a motion by Mr. Hull, seconded by Mr. Klinger, unanimously carried. Vote: 3 to 0.

Resolution 2019-04, establishing a disposition schedule for township records was adopted on a motion by Mr. Klinger, seconded by Mr. Hull, unanimously carried. Vote: 3 to 0

Resolution 2019-05, establishing township labor and equipment rates was adopted on a motion by Mr. Hull, second by Mr. Klinger, unanimously carried. Vote: 3 to 0

Motion by Mr. Klinger, second by Mr. Hull, to set the Conewago Township Tax Collector's commission at \$1.75 per each bill sent and \$1.50 per each bill collected for the Real Estate taxes for 2019, unanimously carried. Vote: 3 to 0

Motion by Mr. Hull, second by Mr. Klinger, unanimously carried to turn over funds received from the State Foreign Fire Insurance Taxes to the Strinestown Volunteer Firefighters Relief Association.
Motion unanimously carried. Vote: 3 to 0

Motion by Mr. Hull, second by Mr. Klinger, unanimously carried, to appoint Lawrence Kauffman to the Conewago Township Planning Commission for a four year term ending 12/31/2022. Vote: 3-0.

Motion by Mr. Klinger, second by Mr. Hull, unanimously carried, to appoint Timothy Walker to the Sewer Authority for a five year term ending 12/31/2023. Vote: 3 to 0.

Motion by Mr. Hull, second by Mr. Klinger, unanimously carried, to appoint Robert Fogle, to the Conewago Township Zoning Hearing Board for a five year term ending 12/31/2023. Vote: 3 to 0

Motion by Mr. Hull, second by Mr. Klinger, unanimously carried, to appoint Budd Staub as Emergency Management Coordinator. Vote: 3 to 0

Motion by Mr. Klinger, second by Mr. Hull, unanimously carried, to appoint George Herman as a qualified elector from the township to the vacancy board. Vote: 3 to 0.

Motion by Mr. Hull, second by Mr. Klinger, to authorize the supervisors, appointed officials and/or staff to attend Federal, State, County Conventions, Conferences, Institutes, Meetings, Forums and Training dealing with their duties and functions as permitted under the Second Class Township Code. The expenses for attending these events will be paid by the township and are limited to the registration fee, mileage for the use of a personal vehicle or reimbursement of actual transportation expense going to and returning from the event plus all other actual expenses that are incurred. Motion unanimously carried. Vote: 3 to 0

Motion by Mr. Klinger, second by Ms Wilhide, unanimously carried, to appoint Daryl Hull as voting delegate for the Hershey Convention. Vote: 3 to 0

Motion by Mr. Klinger, second by Mr. Hull, unanimously carried, to appoint Lorreta Wilhide as the alternate voting delegate for the Hershey Convention. Vote: 3 to 0

-PLANNING & ZONING:

-Stonegate Commons, Phase III Final Subdivision Plan. The Board previously granted conditional approval. All outstanding comments have been addressed. Motion by Mr. Klinger, second by Mr. Hull, unanimously carried, to reapprove the Final Stonegate Commons, Phase III Subdivision Plan. Vote: 3-0.

-Sheetz, Preliminary/Final Reverse Subdivision Plan. The final plan proposes to combine 5 separate parcels located between Susquehanna Trail and Cloverleaf Road into one parcel. The Developer has also requested several waivers. After the presentation by the Sheetz representatives and discussion between the Board members, the township engineer and the Sheetz representatives the following actions were taken:

Waiver requests:

1. SALDO, Section 303, preliminary plan submission. The applicant has requested a waiver of this requirement and proposes to proceed to final plan submission. Motion by Mr. Hull, second by Mr. Klinger, unanimously carried, to grant waiver. Vote: 3-0.
2. SALDO, Section 406.a, plan scale submission. The applicant has requested a waiver of this requirement and proposes to present at a scale of 1" = 40'. Motion by Mr. Klinger, second by Mr. Hull, unanimously carried, to grant waiver. Vote: 3-0.
3. SALDO, Section 505.a, minimum right-of-way width for Cloverleaf Road. The applicant has requested a waiver of the requirement to widen Cloverleaf Road. Adequate right-of-way has been shown, however, the existing cartway is only shown to be 21' wide. Motion by Mr. Hull, second by Mr. Klinger, unanimously carried, to grant waiver. Vote: 3-0.

-Motion by Mr. Hull, second by Mr. Klinger, unanimously carried, to approve the Sheetz Preliminary/Final Reverse Subdivision Plan with the following conditions:

1-Provide the signature and seal of the Professional Land Surveyor.

2-Provide notarized signatures of legal property owners on plan.

3-Remove text from the plan referring to 15" and 18" SLCPP pipes proposed by the Land Development Plan.

4-The approval and recording of the Preliminary/Final Reverse Subdivision Plan shall occur prior to the approval of the Sheetz, Inc. Land Development Plan.

5-The applicant shall provide the Township with a final, consolidated deed for the property once the Preliminary/Final Reverse Subdivision Plan is recorded.

Vote: 3-0.

-Motion by Mr. Hull, second by Mr. Klinger, unanimously carried, to add this additional condition to the approval:

1-Only one principal use is permitted per lot and combining these lots will create a non-conformity. The owner must guarantee removal of all existing buildings within 90 days of the plan recording. This requirement shall be included in the Developers Agreement which shall be executed prior to final approval of the Sheetz, Inc. Land Development Plan. Vote: 3-0.

-Sheetz, Preliminary/Final Land Development Plan. The final plan proposes the construction of a 6,077 sf building and fuel canopies on a property located between the Susquehanna Trail and Cloverleaf Road. The Developer has also requested several waivers. After the presentation by the Sheetz representatives and a lengthy discussion regarding traffic and other issues between the Board members, the township engineer and the Sheetz representatives the following actions were taken:

Motion by Mr. Hull to approve the following waivers, further discussion followed and the motion died due to lack of second. Motion by Mr. Hull, second by Mr. Klinger, unanimously carried, to approve the following waivers:

1. SALDO, Section 303, preliminary plan submission. The applicant has requested a waiver of this requirement and proposes to proceed to final plan submission.

2. SALDO, Section 406.a, plan scale submission. The applicant has requested a waiver of this requirement and proposes to present at a scale of 1" = 40'.

3. SALDO, Section 508, curbs and gutters. The applicant has requested a waiver of this requirement stating that future I83 improvements may make the improvements unnecessary.

4. SALDO, Section 511b, number of access drives. The applicant proposes two access drives to intersect with the Susquehanna Trail.

5. Conewago Township Construction and Materials Specifications, Section 02525. The applicant has requested a waiver to modify the 8' vertical curb reveal.

Vote: 3-0.

The Board of Supervisors tabled action on the following Waiver requests:

1. Cloverleaf Road (T-929) is classified as a Minor Street within the Conewago Township Comprehensive Plan with a minimum right-of-way width of 50' and a minimum cartway width of 32'. Adequate right-of-way has been shown; however, the existing cartway is only shown to be 21' wide (Section 505.a). The PC recommended approval of a waiver of this requirement on 10/22/18, contingent upon the applicant agreeing to pay a fee in lieu of widening and/or provide alternate improvements as negotiated with the Supervisors.

2. Sidewalks are required to be installed onsite (Section 509). The applicant has requested a waiver of this requirement. The PC recommended approval of a waiver of this requirement on 10/22/18, contingent upon the applicant agreeing to pay a fee in lieu of improvements and/or provide alternate improvements as negotiated with the Supervisors.

3. The applicant has requested a waiver of stormwater volume control requirements, Stormwater Management Ordinance Section 304

The Board tabled action on the Land Development Plan due to numerous outstanding traffic and site configuration questions and outstanding comments from the Township Engineer.

The Developer will be required to provide a Developers Agreement to address the Boards concerns.

The following public comments were heard:

-Steve Devlin from Henkel and McCoy voiced concern about traffic safety from the proposed driveway.

-Hank Bryner, Cloverleaf Road questioned why the Board is concerned about Sheetz but did not have a concern with the recently approved Cloverleaf Road industrial zone rezoning.

-Attorney MacNeal, representing Billy from I83 Restaurant requested that a revised traffic study be completed and include traffic counts for the Henkel and McCoy property and the I83 Restaurant property. Joseph Gurney, First Capital Engineering, Inc., presented a verbal statement granting an extension to take action at the February 5, 2019 meeting. The written request will be forwarded to the Township.

-REPORTS: Motion by Mr. Klinger, second by Mr. Hull, unanimously carried, to approve the Building Permit and the Police Report. Vote: 3 to 0. The Board requested quarterly Sewer Authority Reports.

-TREASURER'S REPORT: Motion by Mr. Hull, second by Mr. Klinger, unanimously carried, to approve the December 2018 Financial Report. Vote: 3-0.

-ROAD REPORT: None

-SOLICITOR'S REPORT: None

-ENGINEER'S REPORT:

-Terry presented a proposal from TRG to the Board for a traffic study that would be required in order to close the short section of Copenhaffer Road from the Susquehanna Trail. The Board is not in favor of spending the money on the study.

-UNFINISHED BUSINESS: None

-NEW BUSINESS: Auditors meeting will be held on January 8, 2019 at 7:00 pm.

-OTHER BUSINESS:

-Ms Wilhide presented the following comments:

- Millcreek Park would like to have the concrete pad poured for the second pavilion at the same time that the bench concrete pads are done. Todd will obtain a quote for the February meeting. The Board would like to research choices for construction of a public restroom at the park.

-Zion View Community Center is in bad shape and needs improvements. Flooring replacement and other internal cosmetic upgrades are needed. A quote will be obtained for the flooring replacement and presented at the February meeting.

-Conewago Township Municipal Building upgrade and expansion. Ms Wilhide will provide a copy of the notes that she compiled to the Board.

-ADJOURNMENT: Meeting adjourned at 9:32 p.m.

Respectfully submitted,

Lou Anne Bostic, Secretary