

Conewago Township Board of Supervisors
May 4th, 2021

-Call to Order & Pledge of Allegiance:

The regular meeting of the Board of Supervisors was held at the Township Municipal Building. The meeting was called to order by the Chairperson, at 7:00pm. Those in attendance were, Lorreta Wilhide (Chairperson), Brian Klinger (Supervisor), John MacDonald (Supervisor) Steve McDonald (Solicitor), Terry Myers (Engineer), Shanna Housman (Administrative Assistant), Fritz Neufeld (Zoning Officer), and Joe Smith (Road Master).

-Recognition of Public Requests: None.

-Public Hearing: Cloverleaf Road Rezone. Mark Roberts, Mr. Kostarelos's attorney explained that these properties should be rezoned from Industrial to Commercial because there are already commercial businesses on some of these lots. Motion by Supervisor Klinger, second by Supervisor MacDonald, to approve the rezone from Industrial to Commercial. Vote: 3-0

-Approval of Agenda: Motion by Supervisor Klinger, second by Supervisor MacDonald, unanimously carried to approve the May 4th, 2021 agenda. Vote: 3-0

-Approval of Previous Minutes: Motion by Supervisor MacDonald, second by Supervisor Klinger, unanimously carried to approve the previous minutes of April 6th, 2021. Vote: 3-0

-Planning & Zoning:

Ridgeline Warehouse Development Agreement: Charles Courtney from McNee's Law discussed the Developer's Agreement with the board. There are three items they offered in the agreement to help with the traffic situation on Susquehanna Trail. One of them is to widen Cloverleaf Rd, another is to upgrade the signal equipment at the interchange and optimize the timing of the signals. There was a discussion of making the turn off Cloverleaf on to Susquehanna Trail a right turn only for trucks. But there are times that it would make sense for the trucks to make a left, plus the right turn will be very tight. There was a discussion about not widening Cloverleaf because the board does not think this will make a difference in traffic flow. Although maybe adding a turning lane for their trucks will be helpful, but not the whole road needs to be three lanes wide. Instead of widening they would like to see money put towards reconstructing Cloverleaf Road. The board would like to still evaluate a turn lane or extra shoulder width in addition to reconstructing the road. The cost estimate for widening the road was \$670, 987.00. Elaine Resser had concerns about the bridge and safety. Nate McCarty had concerns about traffic and how it will affect his business and his home. Charles Courtney suggested making a Township contribution of \$670,000.00 for Cloverleaf Rd. instead of specifically stating what road improvements the money needs to go to listed in the Developer's Agreement. This will allow the Board to make the decision of what to do that will best suit the Township. Motion by Supervisor Klinger, second by Supervisor MacDonald, to accept the Developer's Agreement with the modifications discussed, a \$675,000.00 contribution and adding to the cost estimate the signal equipment and signal optimization. Subject to the Township solicitor and engineer's review of the final Developer's Agreement. Vote: 3-0

Fox Run Land Development Extension: Motion by Supervisor Klinger, second by Supervisor MacDonald to approve the 90-day extension. Vote 3-0.

Bennett Run Phase 2 Section E Subdivision Plan: Rick Fink from Kinsley presented the final subdivision plan for Bennett Run Phase 2 Section E. The plans have changed from building duplexes to now smaller single-family homes. The lots are still the same, just with smaller houses. Before we can record this plan, we need the recreation fees, sewer authority signature, and the public improvement security (bond). Motion by Supervisor MacDonald, second by Supervisor Klinger to approve the final subdivision plan with the outstanding issues. Vote: 3-0.

-Reports:

- April Police Report and Building Permit Report- Motion by Supervisor Klinger, second by Supervisor MacDonald, unanimously carried, to approve the reports. Vote: 3-0

-Treasurers Report: April 2021 Financial Report

-Motion by Supervisor Klinger, second by Supervisor MacDonald, unanimously carried, to approve the April 2021 financial report. Vote: 3-0

-Road Report: None.

-Solicitors Report:

Phil Shoop contacted Steve McDonald about the letter he received denying his land development plan. There was also a court hearing for the incident that happened at the Zion's View Building. Gabe Hue needs to complete payment and finish his community service hours with the Township within 60 days or it will go to court again.

-Engineers Report: Terry Myers reported on the following:

2021 Road Maintenance:

Contract 1: Kinsley Construction \$403,134.00

Contract 2: York Materials Group \$590,725.00

Contract 3: Midlantic Marking \$32,343.00

Contract 4: York Building Products \$41,510.00

Motion by Supervisor Klinger, second by Supervisor MacDonald to approve the four bid contracts. Vote: 3-0

Susquehanna Trail: The Township received a letter about PennDOT potentially taking back the ownership of Susquehanna Trail.

Traffic Impact Studies: If the site generates more than 3,000 trips a day it would require a TIS. Some other circumstances that would need a TIS is if there are 100 or more vehicles that leave or enter per hour, or if there are 100 employees/parking spots/ or 25 trucks. Motion by Supervisor MacDonald, second by Supervisor Klinger to forward this addition to our SALDO to York County Planning Commission and Conewago Township Planning Commission.

Canal Road Betterment Agreement: This is being broken up to 7 working areas. There will be

improvements on Locust Point Road, Susquehanna Trail, and Canal Road. The developers are paying for the improvements and there is not really a cost to the Township. The Township will have a chance to review and comment on the plans. The Township will have to be a permittee for the sections and engineer invoices will be sent over to East Manchester Township. Insurances will be available to cover the Township. The Township will need to agree to do condemnation if it is necessary. They are asking to have the final agreement approved at the June BOS meeting.

Locust Run: Currently making corrections and fixing up the storm sewers.

The Enclave: Inspections are about to be done to get the street adopted. Be sure to check the curbs on some of the houses, a few of the owners complained about curbs being cut wrong and it is interfering with their driveways.

-Unfinished Business:

Approval of Salt Shed: Lobar will do all the work, including tear down. Motion by Supervisor Klinger, second by Supervisor MacDonald to approve the bid for the salt shed from Lobar.

Vote: 3-0

-New Business:

ZV Roof: The shingles are constantly blowing off the roof, so the Township started pricing metal roofs as a replacement. The Board would like to do a little more shopping around and also get a quote for the pavilion.

-Other Business:

Food Truck Friday: First Food Truck Friday is May 7th 4-7pm (This event was canceled due to inclement weather). A discussion followed about possibly donating 10% of each food truck's sales to Todd at a future food truck event.

Impervious/Pervious Ordinance: There was a discussion about making stone an impervious surface, that would align with York County's view. Currently our ordinance states that stone is pervious. Terry Myers would like to see a date put in the ordinance so people cannot just decide to finish their driveway without addressing stormwater management. The Board would like Terry to research what other townships have in place regarding how many square feet they can use before needing to address stormwater management.

Blood Drive: There is a blood drive in honor of Todd Smith (Township Manager) on Saturday June 5th, 2021 at Bible Baptist Church from 9am-3pm.

Cleaning: Whitey's Janitorial Service gave us a quote of \$300/week to clean the Township Building and the Zion's View Building. Motion by Supervisor MacDonald, second by Supervisor Klinger to approve changing the cleaning company to Whitey's Janitorial Service.

Vote: 3-0

Fence: John Foulk gave a quote of \$1400 to fix the township fence. The Township would like to reach out to the insurance and see if it can still be covered.

-Adjournment: Meeting adjourned at 9:03 pm

Respectfully submitted,

Shanna Housman
Administrative Assistant