

## **Conewago Township Board of Supervisors**

March 7, 2017

### **-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 (Vice Chairman), Daryl Hull (Supervisor), Tim Bupp (Solicitor), Terry Myers (Engineer) and Lou Anne Bostic (Manager).

-Steven Stoner, 910 Copenhaffer Road, announced that he will be audio and video recording the meeting.

-Ms Wilhide informed everyone that the new podium in the meeting room was donated anonymously to the township.

### **-Recognition of Public Requests**

-Wade Mitt, EMA assistant coordinator introduced himself and told the Board that he is attending in Budd Staub's absence. Mr. Mitt stated that the new Chrome Books were purchased by the Regional EMA. The tabletop training meeting for the TMI simulation is scheduled for March 16<sup>th</sup> and the actual TMI Drill will be held on April 11<sup>th</sup>. Mr. Mitt announced that more help from Conewago Township is needed. Mr. Hull asked if Fred Smith is on the board and Mr. Mitt confirmed that Mr. Smith is on the board.

-Shawn Floyd, 1150 Greenspring Road, was here to represent Zion View Athletic Association. Mr. Floyd informed the Board that Hykes Field will not be used by any other team during the spring schedule and ZVAA will be using the field 6 days a week in the spring. The schedule for Hykes Field will be revisited for the fall schedule.

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

**-Approval of Previous Minutes:** Motion by Mr. Klinger, second by Mr. Hull motion carried to approve the previous minutes of February 7, 2017. Vote: 3-0

### **-Planning & Zoning:**

-Stonegate Commons Phase 3 has been reviewed by the engineer, the township staff and the township solicitor at the developer's request. Eric Johnston, Stonegate engineer presented a waiver request from Section 308 of the Conewago Township SALDO that would not eliminate protection from Ordinance revisions for the proposed project and give favorable consideration to review the submitted Stonegate Commons Phase III Final Plan under the zoning requirements in effect at the time of the original 2005 preliminary plan approval. The Final plan submitted has changes from the approved Preliminary Plan. Mr. Johnston stated that this proposal is harmonious with the rest of the development and blends in to meet the spirit of the original plan. The minimum lot sizes proposed vary in size with the smallest lot having a minimum lot width of 75' No increase in the number of building lots is proposed. Discussion followed. Terry Myers feels that the appearance of this phase is consistent with the development. Tim Bupp informed the Board that this waiver will not set a precedence. The Governor of Pennsylvania granted time extensions due to the collapsed economy which provided protection to developers allowing their projects to be completed at a later date while being able to use the then current zoning requirements. Mr. Bupp stated that this is a reasonable request by the developer.

Mr. Hull reminded the engineer that a developer's agreement for completion of the development is required. Motion by Ms Wilhide, second by Mr. Klinger, unanimously carried, to grant the waiver request of Section 308 of the Conewago Township SALDO, with the condition that an acceptable developer's agreement be submitted with the Final Plan and approved by the Board. Vote: 3-0

-JJ One, LP Final Subdivision Plan, was presented by James Craft. This plan is a 2 lot subdivision located in the R2 zone, with public water and sewer. All comments have been addressed. Motion by Ms Wilhide, second by Mr. Hull, unanimously carried, to approve the JJ One, LP Final 2 lot Subdivision Plan. Vote 3-0

**-Reports:**

- Police Report, Building Permit Report and Sewer Financial Report- Motion by Mr. Klinger, second by Mr. Hull, unanimously carried, to approve the reports. Vote: 3-0

-Mr. Hull asked if officers from Northern Regional are members of the York County Quick Response Team. The officer in attendance informed him that they are members.

**-Treasurers Report: February 2017 Report**

-Motion by Mr. Klinger, second by Mr. Hull, unanimously carried, to approve the Treasurers Reports. Vote: 3-0

**-Road Report: None**

-Ms Wilhide informed the Board that the Zion View Community Center ball diamond light has been fixed. Mr. Hull asked Todd Smith to check the solar light at the flag on the township property.

**-Solicitors Report: None.**

**-Engineers Report: Terry Myers reported on the following:**

-Terry Myers presented the bid tabulation for the Mill Creek Park project and recommends Lobar Associates, low bidder for Phase 1 of the Mill Creek Park, at a cost of \$234,927.00.

A pre-construction conference will be held with Lobar before work begins. Ms Wilhide would like advance notice to schedule a ground breaking ceremony.

Project should be completed within 120 days. Motion by Mr. Klinger, second by Mr. Hull, unanimously carried, to award the bid to Lobar Associates at the quoted price of \$234,927.00.

Vote: 3-0

-Terry Myers, presented the 2017 Road Project Sealed Bid Requests. Motion by Ms Wilhide, second by Mr. Klinger, unanimously carried, to authorize Mr. Myers to advertise the bids for action at the April Board meeting. Vote: 3-0

-Mr. Myers was contacted by the Autumnwood developer and was informed that he plans on everything being completed by June 1, 2017. Ms Wilhide requested that he follow up monthly to confirm that the work is completed.

**-Unfinished Business**

-Rick Gruver, 105 Autumnwood Avenue, requested that the developer should supply specifics on the completion steps. Mr. Gruver thanked the Board for the "No Parking" signs installed and reminded the Board of their promise to pull the developer's bond if the project is not completed by June 1, 2017.

**-New Business:**

-Ms Bostic presented an inspection checklist from Pennsylvania Percs for the Susquehanna Trail/I83 signal lights. The Board asked Ms Bostic to get prices but hold the suggested work. Mr. Hull stated that it's possible the lights could be improved at a future date thru the current truck route and I83 corridor studies.

-Holy Infant Catholic Parish requested real estate tax and roll-back tax exoneration for their property located at 535 Conewago Creek Road. Motion by Mr. Hull, second by Mr. Klinger, unanimously carried, to approve the request. Vote: 3-0

**-Other Business:**

-Mr. Hull attended the Sewer Authority meeting and reported that their new billing service is working out details. The Authority would like to know how the township handles property occupancy changes. The manager will research and copy the Sewer Authority and the Supervisors.

-Mr. Hull attended a meeting with East Manchester Township, Manchester Township, Penn Dot and interested developers to discuss the Canal Road and Route 83 Corridors. The areas are being studied for improvements for creation of an approved truck route that reduces existing congestion and allow for future commerce and tax base. Mr. Hull asked Terry Myers to send our traffic study for the Canal/Susquehanna Trail intersection and "Dollar General/PennDOT" information to TRG. The Canal Road Corridor improvements are scheduled to be complete within 18 months.

-Ms Wilhide announced that the next township Bicentennial workshop meeting is scheduled for May 30, 2017.

**-Adjournment:** Meeting adjourned at 8:35 pm

Respectfully submitted,

Lou Anne Bostic  
Manager