

The Board of Supervisors met at the Township Office Building for their regular meeting on October 6, 2016, 7:30PM with Lowell Fry & Duane Martin present. The meeting was called to order by the Chairman and followed with the Pledge of Allegiance.

The Minutes of the September 15th Meeting were distributed. Mr. Martin made a motion to approve the Minutes as presented; second by Mr. Fry. All voted in favor.

PUBLIC COMMENTS

Dan Snyderman and Jen Studer of 1322 Heatherwood Drive received notice to remove the 17 Emerald Green Arborvitae they planted four years ago and are too close to the swale in their back yard. They had permission from their Homeowner's Association to plant the arborvitae. They had soil hauled in to build up their back yard and then planted the arborvitae 6 feet from the center of the swale. Mr. Snyderman said they would be very upset if they have to remove the plants and he does not feel that the arborvitae interfere with the flow of water. Township Manager Sara Gibson said there is a drainage easement of 10' on their property and no encroachments should be in the easement. She said that Jim Caldwell of Rettew Associates said the type of arborvitae they have planted should be at least 9' from the center of the easement at the trunk. Mr. Fry explained that the Board has to be consistent with the enforcement of keeping items out of the swale. He said the development is very dense which can create problems with water flow so it is important to make sure the swales are installed and working properly. Mrs. Gibson said she feels that allowing the arborvitae where they are will interfere with the function of the facility down the road. Mr. Martin said he would like to look at the property before making a decision.

Melissa Foltz of the Manheim Library reported there were 41 summer reading programs this year with 2,251 children and 498 adults participating. She was pleased that the library received 158 adult book reviews. In 2015 there were 118,509 checkouts and 3,474 WiFi usages. She thanked the Board for their support of the library.

CHAIRMAN'S COMMENTS - None

PLANNING

BRIEFING ITEM:

Elm Tree Properties Phase 4B Final Subdivision plan #16-323

Fieldstone and Willow Creek Drives

Pioneer Management, consultant

The property comprises 5.853 acres of the Elm Tree development in the Village Overlay. The applicants propose to construct 31 single-family detached dwellings and 4 duplexes. This phase will include the connection of Heatherwood to the eastern section of Fieldstone Drive.

There was some discussion on the 6' wide Shamrock Trail that will run along Fieldstone Drive as part of this phase. Mr. Martin said he does not like that the trail is 6' wide and he doesn't like the shamrock imprint. He feels it will cost the homeowner a lot of money to repair or replace if damaged. Mr. Fry feels the trail brings a uniqueness to the neighborhood. Mrs. Gibson said the Planning Commission really likes the look of the trail.

Paul Hann of Canterbury Drive and president of his Homeowner's Association does not feel another association is needed. The Board explained that each phase will have a Homeowner's Association. He asked the Board to consider more public parking in future phases and group mailboxes. Mr. Fry said this phase has on-street parking and group mailboxes are planned.

Mr. Martin made a motion to release the Letter of Credit in the amount of \$145,525.00 for the A&M Hardware Land Development Plan #15-284 with the condition the NPDES close out letter is provided; second by Mr. Fry. All voted in favor.

Mr. Martin made a motion to approve the request for a 90-day extension to January 3, 2017 for the Mastersonville Fire Company Land Development Plan #15-307; second by Mr. Fry. All voted in favor.

Mr. Martin made a motion to approve the request for a 90-day extension to January 3, 2017 for the Matthew Martin Poultry Operation Subdivision/Land Development Plan #16-322; second by Mr. Fry. All voted in favor.

Mr. Martin made a motion to accept the Zoning Officer's September 2016 Report; second by Mr. Fry. All voted in favor.

OLD BUSINESS

2017 Budget - Mrs. Gibson distributed a Capital Project Plan for 2017-2021 and the draft budget for the General Fund, State Fund and Capital Reserve Fund. She reviewed the capital projects and reported that the Seal Coat projects cannot be paid out of the State Fund because of the way the projects are bid. She said the draft General Fund Budget has an overall 6% increase in revenue. Both the Earned Income Tax and Real Estate Transfer Tax continue to increase. Mrs. Gibson would like to propose an increase in the subdivision fees and zoning hearing fees for 2017. Document Management is being considered to be done in conjunction with the new building. This is the first year that it appears no funds will need to be transferred out of the General Fund into the Street Light Fund to cover the electric bills. A 3% increase is proposed for the libraries. Mrs. Gibson feels there may be money to do more Capital Projects in 2017. Mr. Martin feels a wash bay is needed and way overdue. Mrs. Gibson reviewed the proposed projects that would be paid out of the State Fund. There was some discussion on the need of a new truck for snow removal in the development. Mrs. Gibson said she feels when writing the budget it is important to be conservative in revenue and reserved in expenditures.

NEW BUSINESS

Mr. Martin made a motion to set Trick or Treat Night for October 31st from 6PM to 8PM; second by Mr. Fry. All voted in favor.

The Tax Collector's September 2016 Report was distributed and reviewed.

CORRESPONDENCE

- Milanof-Shock Library – August report*
- Lancaster County Planning Commission – comments on Matt Martin Poultry Operation/Lot Add-On*
- Lancaster County Preservation Trust newsletter*
- Keith and Marg Zurin – thank you for flowers*
- Northwest Emergency Medical Services – August report*
- Mount Joy newsletter – fall/winter2016-17*
- Ed and Sylvia Oleskowitz – residents comments*
- Lancaster County Planning Commission – recommend approval of rezoning in Mt. Joy Township Marshall Drive*
- Lancaster County Planning Commission – comments on Elm Tree Properties Phase 4B*
- Lancaster County Planning Commission – recommend approval of rezoning in Mt. Joy Township East Harrisburg Ave*
- Lancaster County Planning Commission – recommend approval of rezoning in Mt. Joy Township Mount Pleasant Rd.*

*Lancaster County Planning Commission – recommend approval in Mt. Joy Township Marshall Drive
Lancaster County Planning Commission – recommend approval of MJT zoning text amendment
Mastersonville Volunteer Fire Company – fall newsletter*

APPROVAL OF THE DISBURSEMENT LIST - Mr. Martin made a motion to approve the disbursement list and pay the bills; second by Mr. Fry. All voted in favor.

Mr. Martin made a motion to transfer \$100,000 from the General Fund to the Capital Reserve Fund; second by Mr. Fry. All voted in favor.

Building Addition - Mrs. Gibson distributed a new drawing and square footage analysis for the addition to the township office building. Mr. Martin said he would like to know what the cost difference between having windows versus brick/stone.

Mr. Hann said he has a concern that there may be overnight parking in the Rapho Park parking lots when the parking only on side of the street starts to be enforced in the development.

There being no further public business or public comments, the meeting adjourned at 9:37PM.

Respectfully Submitted,

Melva J. Kready
Recording Secretary