

**DOVER TOWNSHIP
BOARD OF SUPERVISORS MEETING
May 9, 2011**

The Dover Township Board of Supervisors regular meeting for Monday, May 9, 2011 was called to order at 7:03 PM by Chairwoman Shermeyer in the Meeting Room of the Dover Township Municipal Building. Supervisors present were Chair Madelyn Shermeyer, Monica Love, Michael Husson, and Duane Hull. Curtis Kann was absent with prior notification. Other Township Representatives in attendance were Laurel Wilson, Township Manager; Atty. Charles Rausch, Township Solicitor; Bradley Hengst, Township Sewage Enforcement Officer; Charles Farley, Public Works Director; and Dawn Slegel, Recording Secretary. There were 4 citizens seated in the audience. This meeting has been recorded for minute purposes only.

Chair Shermeyer requested a moment of silence and remembrance for all those who stand in harm's way and their families, followed by the reciting of the Pledge of Allegiance.

CONTINUATION OF LOCAL AGENCY HEARING FOR DEAN CRUMBLING OF 6331B OLD CARLISLE ROAD

Mr. Crumbling was not present for the continuation of his hearing. Mr. Brad Hengst presented some photographs he had taken of the lid earlier in the day.

Atty. Rausch stated that the choices would be to continue the hearing or the Board could make a final decision and conclude the hearing. The property owner was given the opportunity to prove through photographic evidence that the lid was not sagging or cracked.

Chair Shermeyer remarked that the Township has tried to work with Mr. Crumbling. Since he is not going to uncover the area, she thought that the hearing should not be continued any longer. She inquired whether the Board needed some time to deliberate.

It was confirmed that the Board did not need to discuss the matter further.

Motion by D. Hull and second by M. Love to close the hearing and to uphold the Sewage Enforcement Officer's decision requiring a new lid and manhole extension for the on-lot septic system at 6331B Old Carlisle Road. **Passed** with 4 ayes.

Mr. Hengst reported that he would inform Mr. Crumbling of the Board's decision from the hearing.

APPROVAL OF MEETING MINUTES FOR APRIL 25, 2011

Supervisor Husson made a correction to Page 3, under "Public Comment Period" of the meeting minutes for April 25, 2011 where Jeff Firestone offered assistance in removing the shed at the corner of Cardinal Lane and *East* Canal Road, not *West* Canal Road.

Motion by M. Husson and second by M. Love to approve the meeting minutes for April 25, 2011 as presented. **Passed** with 4 ayes.

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TREASURER'S REPORT

Chair Shermeyer reported that the warrant total for May 9, 2011 was in the amount of \$203,786.64.

Supervisor Husson asked the Public Works Director to explain the \$11,950.00 check from L.A.B.S., Inc.

Mr. Farley replied that this amount is a quarterly charge for water testing of SOC's required by DEP for all of the wells, plus a bacteria test was included on this invoice.

Supervisor Hull suggested that the Trump Lawn & Land Co. check be held until the pump houses are all mowed and trimmed.

Board Consensus was to hold the check to Trump Lawn & Land Co. for reconsideration of payment at their next meeting on May 23, 2011.

Atty. Rausch advised that the Board has two options regarding enforcement of service. The first option is to give Trump notice that if they don't perform the service, the Township may hire a mowing contractor and bill them. If Trump is not performing at all, the contract may have to be terminated and the performance bond can be called.

Supervisor Hull recommended that the pump houses be kept separate from the future mowing contract.

Motion by D. Hull and second by M. Husson to approve the warrant total for May 9, 2011 in the amount of ~~\$203,598.50~~ \$203,786.64 contingent on holding the check for Trump Lawn & Land Co. in the amount of \$4,045.86. **Passed** with 4 ayes.

PUBLIC COMMENT PERIOD

Listed on the Agenda

Atty. Stacey McNeal, Concept Plan for Grandview Golf Course - Atty. Stacey McNeal, along with Douglas Barton, one of the owners, and Stanley Watroba were present to discuss the future of the Grandview Golf Course. Grandview Golf Course lies at the southern border of the Township adjacent to West Manchester Township. It consists of 86 acres in the Commercial District. It is the oldest golf course in York County. Due to the hard economic times, the golf course owners are trying to make their investment financially viable. They thought that the best option to keep this golf course operating would be a complimentary mixed use development, which may be an age restricted community with community services along with a combination of neighborhood commercial offerings. They discovered that there are three issues that they need to address prior to beginning the planning process. The number one issue is traffic on Route 74. The additional traffic onto Route 74 must be handled without adding another traffic light. The Zoning Ordinance does not currently allow for an age restricted community in the Commercial Zoning District. It is proposed to be a rental type age restricted community. They would propose that the Township change their zoning to allow age restricted housing by special exception in the Commercial District limited by the lot size. The last issue is the height restriction. The proposed building is 85 feet high. They are building vertically in order to maintain the regulation 18 hole golf course. She requested feedback

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from the Board as to whether they were receptive to this concept.

Chair Shermeyer stated that the Dover Township Planning Commission had questions/requests that needed addressed prior to this matter coming before the Board of Supervisors.

After being asked by Supervisor Love to explain the fire services needed for a seven story structure, Atty. McNeal responded that the Shiloh Fire Company would be closest responding station to any fire call to the high rise since they are equipped with a 100 foot ladder truck.

Supervisor Hull commented that he was excited and was looking for them to continue forward with their plans.

Supervisor Husson thought that the height restriction along Route 74 should be lifted because a hotel may also want to locate in Dover Township because of their close proximity to the fairgrounds. He noted that the traffic and adding another traffic light on Route 74 was definitely a major concern for him. He commented that he does not want to lose a golf course and that the idea would be worth a try.

Supervisor Love noted that they want to change the use in the Commercial Zone allowing properties over thirty acres to request a special exception use. The Planning Commission suggested that for every foot above 35 feet, they also must set back from the property lines and street lines. For example, if the building is 85 foot high, it must be set back 85 feet from every property line, which is self limiting.

Chair Shermeyer inquired about the total number of age restricted units.

Atty. McNeal replied that the first two levels would be for commercial establishments and services. The second through the seventh stories would be for the 276 living units.

Chair Shermeyer commented on the historical preservation of the 1929 clubhouse structure to be incorporated with the age restricted community.

Mr. Barton confirmed that it could be saved but would cost them some sacrifices. The porch area may be able to be moved. He stated that the reason for their attendance this evening was that he wanted the Board to hear their intentions first hand, not through rumors or innuendoes.

Atty. McNeal indicated that she heard this evening that the Board is interested in having them proceed with working with the Township Staff and the Planning Commission. They will not be back to the Planning Commission until they can work out some alternative traffic options.

David Nelson, Facilities Manager for Dover Area School District - Fox Run Road Cut of Traffic Loop - Manager Wilson reported that this issue will be discussed later during her report since Mr. Nelson was not present this evening.

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SOLICITOR'S REPORT by Atty. Charles Rausch

Hadley Drive Property Transfer Update - Atty. Rausch reported that Tobin Johnston signed the deed for the Hadley Drive property and the Township Solicitor is applying for tax exempt status on this property through the County.

MANAGER'S REPORT by Laurel A. Wilson

Resolution 2011-12 Adopt Dover Township Job Descriptions as Amended and Create New Title and Position of Plant Operator Trainee in the Advanced Wastewater Treatment Plant Department - Manager Wilson reported that this resolution will amend the job descriptions for Plant Operator I and II and will institute a new trainee position to mirror the trainee position in the Water Department.

Motion by M. Love and second by M. Husson to approve Resolution 2011-12 adopting the Dover Township job descriptions for Plant Operator I and II and instituting the new title and position of a Plant Operator Trainee in the Advanced Wastewater Treatment Plant Department.

QUESTION - Supervisor Hull asked the Township Solicitor whether he could vote on this issue.

Atty. Rausch advised that it is his decision, but that Supervisor Hull is an employee of the Water Department and this is a matter of the Advanced Wastewater Treatment Plant Department. If Supervisor Hull feels comfortable voting, the Township Solicitor does not see a conflict.

Passed with 4 ayes.

Resolution 2011-13 Adopt Dover Township Job Description as Amended for Sewer Crew Leader - Manager Wilson reported that the job description for Sewer Crew Leader was approved at the last Board meeting. It is on the agenda to be approved as an official resolution following the procedure previously used for the other amended job descriptions.

Motion by M. Husson and second by M. Love to approve Resolution 2011-13 adopting the amended job description for the Sewer Crew Leader. **Denied** with 2 ayes and 2 nays with opposition by M. Shermeyer and D. Hull.

Chair Shermeyer reported that this resolution will have to be presented again at that next meeting.

Award of Alternate 4 Roof Sheathing Attachment Modification for Carousel Building - Chair Shermeyer explained to the Board that the foam plastic insulation board will cover the nail protrusions.

Motion by M. Love and second by D. Hull to award the Alternate 4 roof sheathing attachment modification for the Carousel Building Contract to Poole. **Passed** with 3 ayes and 1 nay with opposition by M. Shermeyer.

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Approval of Union Contract Extension until June 30, 2011 - Motion by M. Husson and second by M. Love to approve the extension of the Union Contract until June 30, 2011. **Passed** with 3 ayes and 1 abstention by D. Hull.

Traffic Loop Issue on Fox Run Road with the School District - Manager Wilson reported the School District cut into Fox Run Road without a Highway Occupancy Permit which resulted in the cutting of the traffic loop. She indicated that no matter if the loop was marked by the Township crew or not, the pipes could not be placed without cutting into the loop. They were required to tie into the stormwater inlet across the road at McDonald's Restaurant. Mr. Nelson signed for the building permit which included a statement that a municipal or DOT driveway permit may be required. The \$3,100 traffic loop repair cost may either be paid upfront or be deducted from their refund of the building inspection fees. In Manager Wilson's opinion, the School District's contractor should be held responsible for this cost.

Motion by D. Hull and second by M. Love to have the Dover Area School District pay the \$3,100 owed or deduct it from their refund money. **Passed** with 4 ayes.

OLD BUSINESS

Seasonal Vendor Ordinance - Supervisor Husson inquired if this ordinance were enacted, the total revenue lost by the Township from the outside vendor sales.

It was discovered that Mrs. Crone also sells her flowers outside the Township in other local municipalities.

Board Consensus was to not consider a seasonal vendor ordinance.

COMMENTS/NEW BUSINESS FROM THE BOARD OF SUPERVISORS

Supervisor Love suggested that the Recreation Director consider planning the Touch-A-Truck on a Saturday and include involvement by the ambulance, the fire department, the Shiloh ladder truck, the State Police, and the Crime Unit.

Manager Wilson noted that it was the Highway Crew Leader who actually developed this program. The Recreation Director did assist with the program, but it was not a recreational program. The event had to be cancelled this year due to the cutting of the School District's funding for field trips.

Supervisor Love responded that hopefully the Township can figure how to make the program work for next year. Her second comment involved the bidding of the garbage service for next year as to whether or not it was fair to include the toter service pending a recent lawsuit in another local municipality.

Atty. Rausch advised that the toter service in Dover Township is a voluntary option.

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Chair Shermeyer reported that an article appeared in the Municipal News which the Township may want to consider adopting regarding a Blighted Properties Ordinance to assist in enforcement of these measures under the new Act.

Supervisor Hull reported on the Northern York County Regional Police Officer's continued improvement in his condition during rehabilitation. Also, due to the increased police patrol, the speeding on Cardinal Lane has subsided.

Supervisor Husson inquired whether the Horns were aware that amendments to the Zoning and Subdivision and Land Development Ordinances were officially adopted.

Chair Shermeyer announced that Supervisor Kann was absent with prior notification.

There weren't any further comments from the public at this time.

Chair Shermeyer adjourned the meeting at 8:56 PM.

Respectfully submitted by:

Dawn D. Slegel, Township Secretary