

**SPRINGETTSBURY TOWNSHIP
REGULAR MEETING**

**OCTOBER 27, 2016
APPROVED**

The Springettsbury Township Board of Supervisors held a Regular Meeting on Thursday, October 27, 2016 at 7:00 p.m. at the offices of Springettsbury Township located at 1501 Mt. Zion Road, York, PA.

MEMBERS IN

ATTENDANCE: George Dvoryak, Vice Chairman
Blanda Nace
Bill Schenck
Kathleen Phan

MEMBERS NOT

IN ATTENDANCE: Mark Swomley, Chairman

ALSO IN

ATTENDANCE: Benjamin Marchant, Township Manager
Charles Rausch, Solicitor
John Luciani, Civil Engineer
Dennis Crabill, Environmental Engineer
Dori Bowders, Manager of Administrative Operations
Jessica Fieldhouse, Director of Community Development
Barbara Lindeman, Director of Finance
Mark Hodgkinson, Director of Wastewater Treatment Plant
Nitza Sanchez-Bowser, Director of Human Resources
Lt. Beam, Police Department
Dan Hoff, Chief, YAUFRR
Jean Abreght, Stenographer

1. CALL TO ORDER

A. Opening Ceremony

SWOMLEY Chairman Swomley called the meeting to order at 7 p.m. He welcomed the attendees and led the Pledge of Allegiance.

B. Oath of Office – Special Fire Police Officer Nicholas Bozovich

SWOMLEY Chairman Swomley led Officer Bozovich in the Oath of Office and thanked him for his service.

2. ANNOUNCEMENT OF EXECUTIVE SESSIONS

SWOMLEY Chairman Swomley announced that there had been no Executive Sessions since the last meeting, and none were planned for this date.

3. COMMUNICATION FROM CITIXENS

There were no citizen comments.

4. ENGINEERING REPORTS

A. Environmental Engineer – Buchart Horn, Inc.

CRABILL Dennis Crabill had provided his written monthly report to the board. He had no changes to his report and offered to respond to questions. There were none.

B. Civil Engineer – First Capital Engineering, Inc.

LUCIANI Mr. Luciani had provided his written monthly report to the board. He had some additions/clarifications to his report.

- MS4 – Pollution Reduction Plan to be submitted to DEP by 9/17/2017.
- Potential for structural and non-structural BMP techniques.
- Purchase of high tech street sweeper to vacuum debris that would drop into storm drains.
- Reducing sedimentation by making inlets four feet deeper.
- Potential for initiating a rain tax.
- Possibility to work with the county using DEP model.

5. CONSENT AGENDA

- A. Acknowledge Receipt of September 30, 2016 Treasurer’s Report
- B. Board of Supervisors Regular Meeting Minutes – October 13, 2016
- C. Regular Payables as Detailed in Payable Listing of October 27, 2016
- D. LD-15-03 – Time Extension – Northpoint Development – Plan Expires 10/24/16 (New Plan Date 11/23/16)
- E. LD-16-03 – Time Extension – Final Land Development Plan for White Deer Run Renovation Expansion – (New Plan Date 10/27/17)

MR. DVORYAK MOVED TO APPROVE CONSENT AGENDA ITEMS A THROUGH E. MOTION UNANIMOUSLY CARRIED.

6. BIDS, PROPOSALS, CONTRACTS, AND AGREEMENTS

There were none for action.

7. SUBDIVISIONS AND LAND DEVELOPMENT

A. LD-16-06 – Advent Lutheran Church (Final)

FIELDHOUSE Ms. Fieldhouse provided background information in a Briefing Memo dated October 27, 2016. She explained that Advent Lutheran is in its Final Land Development Plan seeking final approval this date. They met with the Planning Commission during September and to the Zoning Hearing Board in May for approval of some special exceptions and variances to get their parking lot in. Advent Lutheran Church on East Market Street is proposing a new accessible entrance to the rear of their facility. They plan to construct a covered entrance for pick up and drop off individuals. In addition, they purchased a home on the corner of North Hills Road and North Oxford Street where they will put an eight-space parking lot with appropriate stormwater management and some landscaping. Ms. Fieldhouse provided a number of waivers which included the Environmental Impact Study, Installation of sidewalks, Landscape and Buffer Yard, and Curbing.

Planning Commission, at its September 15th meeting, recommended approval of all the waivers, as well as approval of the Final Land Development Plan conditioned with meeting the outstanding items of E&S Plan and signatures and seals.

SWOMLEY Chairman Swomley stated that a third option for not installing sidewalks at this time is to instead place a six-month note on the plan. He did not see any reason to install them at this time. However, there could be conditions in the future that would make it advantageous to have the sidewalks.

SNYDER John Snyder, Engineer for the project, indicated that he did not have anything to add as far as the waivers were concerned. He noted that the outstanding E&S will come in the form of an acknowledgement letter, which they expect imminently, as well as the bonding. He asked Reverend Ritterpusch his thoughts on the six-month note for sidewalk.

RITTERPUSCH Reverend Ritterpusch responded that the church would be happy to comply with the six-month suggestion as they want to do what's right.

SWOMLEY Chairman Swomley noted that it may be 20 years before it might make sense or may never make sense.

SCHENCK Mr. Schenck commented that there had been stormwater complaints, unrelated to the church and this plan, that there's an inlet in the general area that crosses under the road and eventually dumps into Mill Creek. Complaints had come in in the past and it is a PennDOT system, which floods.

SNYDER Mr. Snyder was aware of it and noted that they are putting in an underground facility for the parking lot so there should be some improvement.

HODGKINSON Mr. Hodgkinson noted that he met with the head of PennDOT who wanted the township to go together with PennDOT to remedy the situation. He had intended to get back in touch with Mr. Hodgkinson; however, it had been several months.

MR. SCHENCK MOVED TO APPROVE THE LAND DEVELOPMENT 16-06 WITH THE CONDITIONS THAT THE E&S APPROVALS ARE COMPLETED, THE BONDING IS SECURED; AND FURTHER TO REMOVE THE WAIVER FOR INSTALLATION OF SIDEWALKS AND ADD THE SIX - MONTH NOTE TO THE PLAN; THAT THE 4 WAIVERS SHOWN ON THE BRIEFING MEMO ARE APPROVED AS SUBMITTED. MOTION UNANIMOUSLY CARRIED.

B. LD-16-02 – Aldi Expansion – Traffic Study Waiver Request

FIELDHOUSE Ms. Fieldhouse introduced the Traffic Study Waiver Request for the Aldi Land Development Plan. She had provided the board with a Briefing Memo. The Aldi Land Development plan proposed to expand the size of its existing facilities by 2,925 within the Town Center Overlay. Additionally, the parking lot will be resurfaced and landscaping will be provided. The expansion is primarily for additional aisle space and some additional refrigeration and does not involve additional trips. The township is requesting a Traffic Impact Study be done and Aldi’s is requesting a waiver and arguing that their store was constructed in 1992 prior to any development in the area that had occurred since that time. Planning Commission discussed the project at length and recommended approval of the waiver.

Additional discussion:

- Addition is investment of approximately \$200,000 and may create a viability for moving forward.
- Traffic Impact Study could be done for \$5,000 to \$10,000; however, the findings may create additional development work.
- They are adding sidewalk all along Wolfe Road and putting landscaping on both sides and curbing the road.

MR. SCHENCK MOVED FOR LAND DEVELOPMENT 16-02 TO GRANT ALDI’S A WAIVER OF THE REQUIREMENT FOR A TRAFFIC STUDY. MOTION UNANIMOUSLY CARRIED.

8. COMMUNICATION FROM SUPERVISORS

There were no Supervisor comments.

9. SOLICITOR’S REPORT

KING Solicitor Chris King stated he had nothing to add to Attorney Rausch's report. He offered to take back comments from the board for discussion. There were no comments.

10. MANAGER'S REPORT

MARCHANT Mr. Marchant had provided his written report, which included reports from the various departments. The Directors were prepared to respond to questions; however, there were none. Mr. Marchant had nothing further to add to his report.

PHAN Ms. Phan expressed her approval with the reports and thanked Mr. Marchant.

SWOMLEY Chairman Swomley indicated it was much appreciated.

MARCHANT Mr. Marchant noted that the expectation had been established that the reports will be created once a month to report on the prior month and will be issued by the second meeting of the month.

11. ORDINANCES AND RESOLUTIONS

There were none for action.

12. OLD BUSINESS

There was no Old Business.

13. NEW BUSINESS

A. York Area Metropolitan Planning Organization (YAMPO) Technical Committee Request for Nominations to Fill the Term from January 2017 through December 2020.

MR. SCHENCK MOVED TO SUBMIT JESSICA FIELDHOUSE AS NOMINEE TO THE YORK AREA METROPOLITAN PLANNING ORGANIZATION. MOTION UNANIMOUSLY CARRIED.

MARCHANT Mr. Marchant indicated he would be happy to serve as alternate.

SCHENCK Mr. Schenck reminded the board of the York County Association of the Townships of the Second Class Convention will begin November 10th. Mr. Schenck is serving as the Nominating Committee and is searching for a Vice President.

Recap of Upcoming Meetings

November 1, 2016 – 6:30 p.m. – Strategic Planning Session

November 2, 2016 – 6 p.m. – Police Pension Board

November 2, 2016 – 6:30 p.m. – Budget Session

14. ADJOURNMENT

SWOMLEY Chairman Swomley adjourned the meeting at 7:45 p.m.

Respectfully submitted,

Doreen K. Bowders
Secretary

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