

**SPRINGETTSBURY TOWNSHIP  
REGULAR MEETING**

**JANUARY 14, 2016  
APPROVED**

The Springettsbury Township Board of Supervisors held a Regular Meeting on Thursday, January 14, 2016 at 7:00 p.m. at the offices of Springettsbury Township located at 1501 Mt. Zion Road, York, PA.

**MEMBERS IN**

**ATTENDANCE:** Mark Swomley, Chairman  
George Dvoryak  
Bill Schenck  
Kathleen Phan  
Blanda Nace

**ALSO IN**

**ATTENDANCE:** Kristen Denne, Township Manager  
Charles Rausch, Solicitor  
John Luciani, Civil Engineer  
Dennis Crabill, Environmental Engineer  
Mark Hodgkinson, Director of Wastewater Treatment Plant  
Dori Bowders, Manager of Administrative Operations  
Betty Speicher, Director of Human Resources  
Dan Stump, Chief, Police Department  
Jean Abrecht, Stenographer

**1. CALL TO ORDER**

**SWOMLEY** Chairman Swomley called the meeting to order. He welcomed everyone to the Regular Meeting of the Board of Supervisors.

**A. Opening Ceremony**

**SWOMLEY** Chairman Swomley introduced Boy Scout Sean Bissett of Scout Troop 16, who led the Pledge of Allegiance. Chairman Swomley indicated that Sean was present to earn his Citizenship in the Community Merit Badge. He noted that Scouting is the best youth leadership development program available in the world, as it does immeasurable things for the young men who go through that program. He thanked Sean for doing a great job.

**B. Oath of Office – Patrolman Adam Farnsler**

**SWOMLEY** Chairman Swomley provided the Oath of Office for Patrolman Adam Farnsler.

**STUMP** Police Chief Stump stated that Patrolman Farnsler had gone through an extensive hiring process and had done extremely well. He noted that based on the department standards and the level that personnel are held to, the township is very fortunate to have Patrolman Farnsler as part of the team.

**2. ANNOUNCEMENT OF EXECUTIVE SESSIONS**

- A. December 10, 2015 – 9:00 p.m. – 1) Potential Litigation Re: Pleasant Valley Development, and 2) Potential Litigation Re: Darrah Motorsports and Graham Street

**SWOMLEY** Chairman Swomley announced that an Executive Session was held December 10, 2015 after the last regularly scheduled Board of Supervisors meeting for a potential litigation issue, and two Executive Sessions were held on January 7<sup>th</sup> and January 12<sup>th</sup> for purposes of performance management.

**3. COMMUNICATION FROM CITIZENS**

**STUHRE** Charles Stuhre, 3680 Trout Run Road stated that he had been in contact with Representative Keith Gillespie, who informed him that he is co-chairing Act 108 to get it rectified and the township can resume e-cycling.

**FREY** Sally Frey of Old Orchard Road thanked the board sincerely for the courtesy showed the residents who appeared to discuss the shopping center. She appreciated the fact that they were given plenty of time and were respected by the board.

**4. ENGINEERING REPORTS**

- A. Environmental Engineer - Buchart Horn, Inc.

**CRABILL** Mr. Crabill stated that he had provided a written report and had no alterations.

**SWOMLEY** Chairman Swomley questioned whether the township's portion of I-83 work was complete.

**CRABILL** Mr. Crabill responded that he was correct, but there is some incorporated work to be done by the contractor to bypass two of the far lines. It has been taken care of financially and the paperwork is complete.

- B. Civil Engineer – First Capital Engineering, Inc.

**LUCIANI** Mr. Luciani stated he had submitted a monthly report. He noted one update concerning the Pleasant Valley Road Tract. Because there are fixed days, 90 days to make a decision on the plan, he had requested a time extension for the tract until February 29, 2016.

**PHAN** Ms. Phan questioned whether the Harrowgate Road residents had been advised of their responsibilities.

**LUCIANI** Mr. Luciani responded that he and Mr. Hodgkinson met with the two residents concerned with the condition of the pipe. The one property owner learned that his pipe was in pretty good condition. The other gentleman has a very deep basement and it appears that the house itself is not in jeopardy if the pipe fails. Both residents will receive a map and inventory of the piping systems, which will be done for the MS4 Program. The bad news is that the residents own the pipes, which are very expensive to repair.

**PHAN** Ms. Phan thanked him. She just wanted to be sure everyone had been advised.

**5. CONSENT AGENDA**

- A. Acknowledge Receipt of September 15, 2015 York Area United Fire and Rescue Commission Special Budget Meeting Minutes
- B. Acknowledge Receipt of September 15, 2015 York Area United Fire and Rescue Commission Meeting Minutes
- C. Acknowledge Receipt of November 17, 2015 York Area United Fire and Rescue Commission Meeting Minutes
- D. Board of Supervisors Budget Work Session Minutes – November 4, 2015
- E. Board of Supervisors Budget Work Session Minutes – November 9, 2015
- F. Board of Supervisors Regular Meeting Minutes – December 10, 2015
- G. Regular Payables as Detailed in Payable Listing of January 14, 2015

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

**6. BIDS, PROPOSALS, CONTRACTS AND AGREEMENTS**

There were none for action.

**7. SUBDIVISIONS AND LAND DEVELOPMENT**

- A. East York Interceptor Upgrade Sewage Planning Module Approval - Resolution 2016-27

**MR. SCHENCK MOVED TO APPROVE RESOLUTION 2016-27, EAST YORK INTERCEPTOR UPGRADE SEWAGE PLANNING MODULE. MOTION UNANIMOUSLY CARRIED.**

- B. Historic Preservation Committee Report

**SMITH** Steve Smith, Historic Preservation Committee read the 2006 Comprehensive Plan and discovered some items that the Historic Preservation Committee should be doing. He asked for some direction according to the procedure.

**DENNE** Ms. Denne responded that a new Comprehensive Plan is planned but has not yet begun. Since Mr. Smith comes to the board meetings on a regular basis, he will be advised of updates as to when the process will begin. She noted there will be a lot of input from the public.

**SMITH** Mr. Smith brought forward the matter of Rob Frey becoming a member of the Committee. He understood that interviews are planned prior to the meeting on January 28<sup>th</sup>. He thanked the board.

**8. COMMUNICATION FROM SUPERVISORS**

There were no Supervisor communications.

**9. SOLICITOR'S REPORT**

**RAUSCH** Solicitor Rausch stated that he had nothing further to add to his written report.

**DVORYAK** Mr. Dvoryak brought forward some discussions with the City Sewer Plant. He asked whether anything further was known as a result from the meetings.

**RAUSCH** Solicitor Rausch responded that he had not attended any of the meetings but understood they had been held with some of the other users of the City Treatment Plant. He noted the reworking of the Inter-Municipal Agreement is more technical in nature than any substantive changes.

**DENNE** Ms. Denne noted that Mr. Hodgkinson had been involved in the meetings and could provide an update.

**SWOMLEY** Chairman Swomley reported that the Mayor had met him here at the township to talk about the City Sewer Plant. Her expressed interest was in leasing it to the township on a long-term lease under conditions the City would control. There were extensive conditions.

**SCHENCK** Mr. Schenck asked whether there was any anticipated follow up.

**SWOMLEY** Chairman Swomley responded that she was reaching out to get to know the township a little better and was doing so with all the Chairman of the surrounding communities. They are not certain that they are going to move forward with leasing but just wanted to alert us. No further action is necessary at this time.

**DENNE** Ms. Denne noted that there are two separate issues. She was referring to the existing agreement to pump water to the City when there is an overflow situation. Mr. Hodgkinson has been involved with the technical portion of keeping the lease going.

**HODGKINSON** Mr. Hodgkinson stated that about a month ago they met as a group at Buchart-Horn. There is an agreement strictly between Springettsbury Township and the City, and they have multiple agreements with other municipalities. That was the agreement about which they reached out to Solicitor Rausch. The separate issue is what Chairman Swomley reported for Springettsbury being in control of the plant.

**DVORYAK** Mr. Dvoryak questioned the status of the Keystone Opportunity Zone. He wanted to be sure that the property is back on the property tax rolls since the tax extension expired. The property address is 601 Memory Lane.

**SCHENCK** Mr. Schenck asked for clarification on a note in Solicitor Rausch's report concerning the Market Street Commons request to take over the storm water basin.

**RAUSCH** Solicitor Rausch stated that one item for action is accepting the offer of Cinema Drive, as well as Western Drive inasmuch as the lawsuit was resolved. A question remains whether the township will take Commons Drive. Part of the question is with the detention basin because it only takes the flow from Commons Drive and the fire station. In addition, separately but tied together is on the East York Interceptor where an easement is needed from Mr. Pasch for the strip of land adjacent to Camp Security. Solicitor Rausch expects to attempt to resolve all the issues by the end of January.

## **10. MANAGER'S REPORT**

**DENNE** Ms. Denne had provided a written report. She added that appointments had been scheduled for interviewing candidates prior to the January 28<sup>th</sup> meeting. She advised she had sent emails on several PSAT's and newly-elected official courses and recommended a good one scheduled for February 6<sup>th</sup> concerning Emergency Operation Planning.

**SCHENCK** Mr. Schenck commented that he found an email sent by Ms. Phan very valuable of internal training she received as a new supervisor concerning Risk Management. He thought it had been at the request of the insurance carrier. He asked whether there would be a plan to put something together internally in the township building. He indicated it seemed pretty comprehensive.

**DENNE** Ms. Denne responded that she intended to get Mr. Nace's schedule in the next few weeks.

**PHAN** Ms. Phan stated that it had been absolutely valuable.

**DENNE** Ms. Denne asked if she could provide her documentation to scan and provide it to the board.

**NACE** Mr. Nace asked whether Representative Stan Saylor's Town Hall meeting would be promoted by the township.

**DENNE** Ms. Denne responded that it is Representative Saylor's event, but the township will jointly promote it. The actual announcement will come from his office.

**SWOMLEY** Chairman Swomley asked about the date.

**NACE** Mr. Nace responded that it will be held March 9<sup>th</sup> at 6 o'clock at the township building.

**11. ORDINANCES AND RESOLUTIONS**

A. Ordinance No. 2016-01 – Repealing the Keystone Opportunity Expansion Zone Exemption Adopted April 22, 2004 by Ordinance No. 2004-06

**MR. SCHENCK MOVED FOR THE ADOPTION OF ORDINANCE NO. 2016-01 – REPEALING THE KEYSTONE OPPORTUNITY ZONE. MOTION UNANIMOUSLY CARRIED.**

B. Resolution No. 2016-25 – Appointing David Seiler as Regular Member of the Zoning Hearing Board

**MR. SCHENCK MOVED FOR THE ADOPTION OF RESOLUTION NO. 2016-25 APPOINTING DAVID SEILER AS REGULAR MEMBER OF THE ZONING HEARING BOARD. MOTION UNANIMOUSLY CARRIED.**

C. Resolution No. 2016-26 – Appointing Stephen Wolf to the Parks and Recreation Board

**MR. DVORYAK MOVED FOR THE ADOPTION OF RESOLUTION 2016-26, APPOINTING STEPHEN WOLF TO THE PARKS AND REC BOARD. MOTION UNANIMOUSLY CARRIED.**

**12. OLD BUSINESS**

A. Appointment of Auditing Firm (Tabled at 1/4/16 Reorganization Meeting)

**SWOMLEY** Chairman Swomley reminded the board that a discussion had been held previously concerning the appointment of an auditing firm and it had been tabled.

General discussion took place surrounding the fact that the third firm to which an RFP had been sent had not yet responded.

**Consensus was to hold the appointment until the next board meeting on January 28, 2016.**

**SCHENCK** Mr. Schenck expressed some concerns about the rezoning on the corner of Mt. Zion Road and Market Street. His concerns surrounded the following:

- There is commercial interest on the corner and current zoning would allow something to be jammed in that fits current zoning.
- Different businesses would create multiple separate driveways provided by PennDOT.

- Historic buildings can be demolished losing the hoped for preservation residents wanted.
- The township gets development and won't have tools to properly address traffic.
- Six to seven acres behind the homes was woods; trees have been removed.

Mr. Schenck suggested to have the Planning Commission review the issues and the Zoning laws.

**PHAN** Ms. Phan agreed with having Planning Commission do a review to take responsibility and make sure it's zoned correctly.

**NACE** Mr. Nace stated a similar concern, which is part of the reason he became a supervisor. He wants to be sure that the public is educated. He hoped the township would take a 50,000 foot view and looks at what-if situations and zones are appropriate. He questions what would be appropriate for an area with a six-lane intersection. He suggested taking a look at the Comp Plan and what is intended or should be there in preparation for a future Comp Plan. He indicated having the Planning Commission review the matter is a fabulous idea.

**DVORYAK** Mr. Dvoryak suggested an expanded review, a more global look, beyond that one tract and look at Springettsbury Township as a whole to determine other areas of opportunity that would be good for commercial development where the infrastructure is in place without affecting a surrounding neighborhood.

**SWOMLEY** Chairman Swomley commented that the board is leading into a Comprehensive Plan shortly. Perhaps a review of that intersection would feed into the Comp Plan and provide some pre-work to assist in the project.

**NACE** Mr. Nace questioned whether the MPC allows for a zoning change per the township's review.

**LUCIANI** Mr. Luciani responded that the township has the option of doing a map amendment. He was aware of the traffic concerns.

**SCHENCK** Mr. Schenck stated that multiple times the township reviewed and changed zoning. The most recent change was the creation of the Flexible Development Zone, which proved to be a good thing.

**MR. SCHENCK MOVED TO SEND A REQUEST TO THE PLANNING COMMISSION TO CONSIDER THE PROPER ZONING OPTIONS IN THE AREA OF MT. ZION ROAD AND MARKET STREET.**

**RAUSCH** Solicitor Rausch noted that one other option might be creating a new zone or allowing overlays that would apply to other zones.

**MOTION UNANIMOUSLY CARRIED.**

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**13. NEW BUSINESS**

A. Authorization to Advertise Sale of Various Items by Online Auction (Municibid)

**MR. SCHENCK MOVED TO AUTHORIZE THE VARIOUS AND SURPLUS ITEMS  
THE TOWNSHIP OWNS BY MUNICIBID. MOTION UNANIMOUSLY CARRIED.**

**14. ADJOURNMENT**

**SWOMLEY** Chairman Swomley adjourned the meeting at 7:50 p.m.

Respectfully submitted,

Doreen K. Bowders  
Secretary

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