

**SPRINGETTSBURY TOWNSHIP  
REGULAR MEETING**

**AUGUST 22, 2013  
APPROVED**

The Board of Supervisors of Springettsbury Township held a Regular Meeting on Thursday, August 22, 2013 at 7 p.m. at the Township Offices located at 1501 Mt. Zion Road, York, PA.

**MEMBERS IN**

**ATTENDANCE:** Bill Schenck, Chairman  
Don Bishop  
Mike Bowman  
George Dvoryak

**MEMBERS NOT**

**IN ATTENDANCE:** Julie Landis

**ALSO IN**

**ATTENDANCE:** John Holman, Township Manager  
Charlie Rausch, Solicitor  
John Luciani, Civil Engineer  
Dennis Crabill, Environmental Engineer  
Mark Hodgkinson, Director of Wastewater Treatment Plant  
Patricia Lang, Director of Community Development  
Jack Hadge, Finance Director  
Dori Bowders, Manager of Administrative Operations  
Betty Speicher, Director of Human Resources  
Lt. Dan Stump, Police Department  
Andy Hinkle, Manager, Information Systems  
Dan Hoff, YAUFRR Battalion Chief  
Jean Abreght, Stenographer

**1. CALL TO ORDER**

A. Opening Ceremony

**SCHENCK** Chairman Schenck called the meeting to order and welcomed the attendees. He led the Pledge of Allegiance.

B. Oath of Office – Patrolman Daniel R. Klinedinst

**SCHENCK** Chairman Schenck announced that a new police officer would be sworn in, and called Lt. Dan Stump to introduce the officer.

**STUMP** Lt. Stump introduced Patrolman Daniel R. Klinedinst and provided some of his background and education. He had moved through the process of candidacy extremely well and came with great references. The department was very thankful to have him.

**SCHENCK** Chairman Schenck administered the Oath of Office and congratulated him.

**STUMP** Lt. Stamp acknowledged Patrolman Klinedinst's family who were present.

**SCHENCK** Chairman Schenck thanked the family for coming to the meeting and stated that the township was honored to have him.

**2. ANNOUNCEMENT OF EXECUTIVE SESSIONS**

**SCHENCK** Chairman Schenck announced that following the regular meeting this date, two Executive Sessions will be held. The purposes of the meetings were (1) to discuss a real estate transaction surrounding the Camp Security property and (2) to discuss a legal issue centered around the lawsuit that Ms. Landis filed against the township and two of the Supervisors.

**SCHENCK** Chairman Schenck made several adjustments to the Agenda. A video presentation by the Recreation Department will take place at this time rather than at the end of the meeting. In addition, Friends of Camp Security would like to address the board under New Business, followed by a developer's request to review an issue with his plan, also to be discussed under New Business.

**B. Video Presentation – Parks and Recreation Summer Program**

**SCHENCK** Chairman Schenck introduced Paige, Eric, Britt and Dave who had been part of the Park and Rec program with the township for a very long time. They had put together a short video of some of the activities during the Summer Program.

**MUNDY** Paige Mundy spoke as a Park and Rec Specialist. She reported that the Summer Program was a historic rich program, but one that had been cultivated over the last six years. They service nine township parks and accommodated nearly 1,000 children in the capacity as Park Leaders. Within the programs there are approximately 20 to 25 college-age students, some who are teachers and some project specialists who work within the program. Following the conclusion of the Summer Program an art exhibit is held at the Galleria Mall and those who have exceptional pieces are presented to the Art Institute of York.

**3. COMMUNICATION FROM CITIZENS**

**HELLER** Jane Heller, 1819 Idlywild Road, addressed the board with her concern for a historic property known as the Paul Ettline residence at 3790 East Market Street. She reported that the property is owned by a property group and is being considered for a Dollar General store. She reported on the background of the vintage 1860 house and wanted to bring it to the board's attention. The house is in good condition and perfectly livable and could be purchased for a decent amount of money. Historians and preservationists are encouraging the property group to consider alternative locations rather than demolition for the retail store.

**DREYER** Shirley Ettline Dreyer spoke concerning the Ettline property at 3790 East Market Street, a property which her parents had owned from about 1945. She noted some amenities included in the home and stated that the building is structurally sound. She hoped that the property would not be sold to any type of convenience store and would be preserved.

**SCHENCK** Chairman Schenck responded that the Historic Preservation Committee became aware of this activity very early and had been in discussions with the property owner and potential buyer concerning the options as far as the availability of commercial property. Through those discussions the township is doing whatever is possible to help.

**4. ENGINEERING REPORTS**

A. Environmental Engineer – Buchart Horn, Inc.

**CRABILL** Dennis Crabill stated that he had provided a written monthly report. He offered to respond to questions. There were none.

B. Civil Engineer – First Capital Engineering, Inc.

**LUCIANI** Mr. Luciani reported that the work had commenced on the Market Street and Mt. Zion Road intersection. The plans for the traffic signal had been prepared five or six years ago and had not included video cameras. Rite Aid had provided some of the infrastructure for video cameras. The signal contractor is pricing the cameras, and information will be provided to the board in a few weeks.

**HOLMAN** Mr. Holman asked Mr. Luciani to provide a report on Kingston Road.

**LUCIANI** Mr. Luciani responded that he and Mr. Holman had met with Mr. Sandmeyer concerning the traffic in front of his home on Kingston Road. The township had a substantial amount of traffic detail beginning in 2010. A number of potential solutions had been put into place including re-striping the road, installing a parking lane on one side, a four-way stop, temporary speed hump and a permanent speed hump. Monitoring has taken place and the results include:

- Traffic reduction from 4500 cars in the beginning to 1100 cars a day; currently 1493 a day.
- In 2010 – 36-1/2 mph; 2011 – 35 mph; 2013 – 20 mph.
- Current monitoring: 861 vehicles – 21-25 mph; 412 vehicles – 26-30 mph; 26 vehicles – 31-35 mph; one vehicle – 36-40 mph and no vehicles traveling over 41 mph.

The conclusion of the study was a significant 20% reduction in speed. Monitoring will continue.

**5. CONSENT AGENDA**

- A. Acknowledge Receipt of May 28, 2013 York Area United Fire and Rescue Commission Meeting Minutes.
- B. Acknowledge Receipt of June 25, 2013 York Area United Fire and Rescue Commission Meeting Minutes.
- C. Acknowledge Receipt of July 31, 2013 Treasurer's Report.
- D. Board of Supervisors Regular Meeting Minutes – June 27, 2013.
- E. Board of Supervisors Regular Meeting Minutes – July 25, 2013 (Held on August 2, 2013).
- F. Regular Payables as Detailed in the Payable Listing of August 22, 2013.
- G. SD-07-06 – Time Extension – Triplet Springs – Plan Expires 9/20/13 (New Plan Date 12/20/13).

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

**6. SUBDIVISIONS AND LAND DEVELOPMENT**

- A. LD-12-08 – Firehouse Square Preliminary Plan Approval – Plan Expires 11/21/13 (Action).

**LANG** Patricia Lang provided background information with which the board was familiar. She noted that the Planning Commission recommended approval at its June meeting. There were five waivers recommended for approval along with several conditions, many of which were administrative and/or Final Plan requirements. She noted the plan was significantly the same as it had been since the board had first seen it.

**MR. BISHOP MOVED WITH REFERENCE TO LAND DEVELOPMENT LD-12-08, FIREHOUSE SQUARE TO APPROVE THE PRELIMINARY PLAN WITH THE FIVE MODIFICATIONS LISTED ON THE MEMORANDUM DATED THIS DATE; AND FURTHER MOVED TO APPROVE THE PRELIMINARY PLAN WITH THE 11 CONDITIONS STATED ON THE MEMORANDUM THIS DATE. MOTION UNANIMOUSLY CARRIED.**

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

- A. Authorization to Enter into Agreement for Inspection Services with Buchart Horn, Inc. for 2013 Collection System Replacement Project in an amount not to exceed \$54,000.

**MR. DVORYAK MOVED TO AUTHORIZE ENTERING INTO THE AGREEMENT FOR INSPECTION SERVICES OF BUCHART HORN FOR 2013 COLLECTION SYSTEM REPLACEMENT PROJECT IN AN AMOUNT NOT TO EXCEED \$54,000. MOTION UNANIMOUSLY CARRIED.**

- B. Authorization to Advertise for Sealed Bids for Rehabilitation of Sanitary Sewer along Haines Road.

**MR. BISHOP MOVED TO AUTHORIZE ADVERTISING FOR BIDS FOR REHABILITATION OF SANITARY SEWERS ALONG HAINES ROAD. MOTION UNANIMOUSLY CARRIED.**

- C. Authorization to Enter into Agreement with Buchart Horn, Inc. for Design, Specifications and Support through the Bidding Phase for the Haines Road Lining Project in an amount not to exceed \$20,000.

**MR. BISHOP MOVED TO ENTER INTO AGREEMENT WITH BUCHART HORN FOR DESIGN SPECIFICATIONS AND SUPPORT THROUGH THE BIDDING PHASE FOR THE HAINES ROAD LINING PROJECT IN AN AMOUNT NOT TO EXCEED \$20,000. MOTION UNANIMOUSLY CARRIED.**

- D. Authorization to Reject Bids Received for the Stonewood Park Walking Trail.

**MR. DVORYAK MOVED TO AUTHORIZE REJECTING THE BIDS RECEIVED FOR THE STONEWOOD PARK WALKING TRAIL. MOTION UNANIMOUSLY CARRIED.**

**MR. DVORYAK MOVED TO AUTHORIZE THE TOWNSHIP PERSONNEL TO MOVE FORWARD WITH THE STONEWOOD WALKING TRAIL PROJECT. MOTION UNANIMOUSLY CARRIED.**

- E. Authorization to Enter into Second Amendment for Contract of Sale with The Conservation Fund to Extend Closing Date for Hunters Crossing Parcel from August 21, 2013 to October 31, 2013.

**MR. BOWMAN MOVED TO ENTER INTO SECOND AMENDMENT FOR CONTRACT OF SALE WITH THE CONSERVATION FUND TO EXTEND CLOSING DATE FOR HUNTERS CROSSING PARCEL FROM AUGUST 21, 2013 TO OCTOBER 31, 2013. MOTION UNANIMOUSLY CARRIED.**

- F. Authorization to Enter into Development Agreement with Rockview, LLC for the Wallingford Development Site Improvements.

**MR. BOWMAN MOVED TO ENTER INTO DEVELOPMENT AGREEMENT WITH ROCKVIEW, LLC FOR THE WALLINGFORD DEVELOPMENT SITE IMPROVEMENTS. MOTION UNANIMOUSLY CARRIED.**

## **8. COMMUNICATION FROM SUPERVISORS**

**BISHOP** Mr. Bishop recalled the resident who had come to the board regarding the panhandling along Mt. Rose Avenue and I-83. Mr. Bishop had traveled by the area and noticed that there was a man with a sign standing very close to the traffic. He asked what takes place when a resident comes in with such a concern.

**HOLMAN** Mr. Holman responded that the ordinance had been put in place prohibiting panhandling. The Police Chief had instructed the officers to move the people along or arrest them. In addition, the township is working with PennDOT to get the corners cleaned up of all the trash left by panhandlers.

**SCHENCK** Chairman Schenck commented that it would be interesting to receive some data documenting how many panhandlers had been moved or arrested. In addition, that documentation would be good to provide to the resident.

**HOLMAN** Mr. Holman stated that he had received phone calls about the loitering, etc. and had passed the information along to the Police Chief. Mr. Holman offered to gather whatever data the Police Chief has from their police logs.

**BISHOP** Mr. Bishop stated that residents come and speak to the board on various subjects. The feedback that comes to the board is hit or miss. He suggested that the board should determine whether or not the issue was something of importance, and if so, to request a system that would advise the follow up or solution.

**SCHENCK** Chairman Schenck asked Mr. Holman how issues are handled internally.

**HOLMAN** Mr. Holman responded that internally he passes the information on to the Directors. They respond back to him periodically. Most of the matters show up in his Manager's Report and additionally he may bring feedback to the board meetings. He noted a new program they are working on line, which is a tracking program for all citizen complaints, concerns, where and what director handled it, what occurred and the result. That report will be coming to the board. Both the Police Department and Community Development are using it. It is part of the National Geomatic Program. He could add citizen concerns who have spoken at board meetings to the program.

**BISHOP** Mr. Bishop stated that it would be incredibly valuable and should be a part of the public record. If there was a resolution on a matter it would be good if it showed up on one of the Agendas or a note in the minutes of the meeting. There would be some public recognition that something was resolved based on a resident coming to the meeting.

**HOLMAN** Mr. Holman responded that he could separate that from his Manager's Report and do a separate format for the board.

**Consensus of the board was that Mr. Holman should prepare a separate report of responses to citizen concerns.**

**BOWMAN** Mr. Bowman questioned a number of vertical flags on Market Street in front of businesses. He questioned whether they are permitted.

**BISHOP** Mr. Bishop responded that they are illegal advertising banners.

**BOWMAN** Mr. Bowman commented on some hand-made signs selling mattresses.

**HOLMAN** Mr. Holman responded that enforcement had taken place as far as the mattress signs. He met with the owner of the shopping center and the individual.

**9. SOLICITOR'S REPORT**

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

**10. MANAGER'S REPORT**

**HOLMAN** Mr. Holman stated he had nothing to add to his written report but that he had several items for discussion during Executive Session.

**11. ORDINANCES AND RESOLUTIONS**

A. Resolution No. 2013-37 – Installation of Additional Street Lighting by Met-Ed on East Market Street (near Chick-Fil-A).

**MR. DVORYAK MOVED TO ADOPT RESOLUTION 2013-37. MOTION UNANIMOUSLY CARRIED.**

**12. OLD BUSINESS**

There was no Old Business for discussion.

**13. NEW BUSINESS**

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

**MR. BOWMAN MOVED TO AUTHORIZATION TO ADVERTISE SALE OF VARIOUS ITEMS BY ONLINE AUCTION (MUNICIPAL). MOTION UNANIMOUSLY CARRIED.**

B. Video Presentation – Parks and Recreation Summer Program.

This item transpired earlier during the meeting.

C. Friends of Camp Security

**SCHENCK** Chairman Schenck reported that Friends of Camp Security had brought forward some challenges in fund raising. One challenge is the lack of having an actual plan to provide to potential donors. A second challenge is some general distrust in government that the township would change its mind as to what is to be done with the property in the future. The question is whether the board would consider

doing something fairly simple that would send a clear message with the reasons for acquisition of the property and the vision and plan for the future.

**TANZOLA** Ms. Carol Tanzola of Friends of Camp Security agreed that not having a documented plan is a problem with fund raising. The Vision of Friends of Camp Security has is to do the archeology work and will accept some of that financial responsibility along with potential for grants, etc. in cooperation with the township. They would like to develop a walking history trail through the area. They have had some resistance from potential donors with no visible plan in place. However, funds have come from across the United States due to an article in the Associated Press pinpointing the very significant site in the community.

**RAUSCH** Solicitor Rausch commented that because funding had been received from DC&R, the township is subject to the grant requirements of the property. In addition, there are deed restrictions in place that go with the property, and anything that has to do with it must be in conformance with the grant. The DC&R guidelines for Open Space are very restrictive. Because of that, the township is restricted with what it can and cannot do. Solicitor Rausch suggested that a packet could include some educational documents on the grant, as well as the deed restrictions, which are identical to the Walters property.

**TANZOLA** Ms. Tanzola mentioned that Les Jones had recently visited the British War Museum in England, and he was very excited about the parcel and property. The artifacts are housed at the Heritage Trust.

**SCHENCK** Chairman Schenck noted that it is important to make the strong connection to the township. If even 10 of those artifacts could be displayed here at the township, that would make a real connection.

**RAUSCH** Solicitor Rausch commented that the best place for the property to be is in the township's hands because, as has been the case, even some non-profit organizations with their best interests at heart, may not be able to follow through with funding.

**BISHOP** Mr. Bishop recalled some township history with the land behind the Central Middle School. The land was secured under a grant, and because of that nothing can be changed about the land because of the grant requirements.

**SCHENCK** Chairman Schenck added that the same restrictions exist at the Tree Farm and at the Sewer Plant.

**RAUSCH** Solicitor Rausch stated that the documents could be pulled together as part of a package along with the plan to be handed out for explanation.

**HOLMAN** Mr. Holman reported that there are the documents in place that Solicitor Rausch mentioned. In addition when the Walters Property was purchased, a plan was

developed for future use of that property, and that included both an inactive park with walking trails, and a second active park. That plan could be expanded with a walking trail through Camp Security, the 47 acres, which would then tie on to a plan in place for the Walters Property.

**TANZOLA** Ms. Tanzola mentioned that they had an Archeologist come up from Kentucky who was brought by the National Trust. He went across both the Walters Property and the Hunters Crossing property with geophysical equipment. During his scan of all the property, he located what he called hot spots on both properties. Before anything is done there really should be an archeological investigation.

**HOLMAN** Mr. Holman noted that he thought he had received a copy of that study. He stated that what could be included in the packet was what it would look like in the future showing the walking trails and a conception of what will occur there in the future after the archeological work is completed and the site has been investigated thoroughly.

**SCHENCK** Chairman Schenck commented that there are things that the township can do that are relatively easy and don't cost a lot of money to help get something together. A packet could state the intended purpose, the deed restrictions, statements from the Park and Rec plan, along with a historical commentary of where and what the board has done.

**TANZOLA** Ms. Tanzola commented that they had four artists do interpretations of Camp Security. They had done beautiful paintings, and there was a book written by Sgt. Lamb, a prisoner at Camp Security. Through the British archives and connections to Australia, there are hand-written drawings in his original manuscript that depicts his life at Camp Security. Some of those could be enlarged for public viewing.

**SCHENCK** Chairman Schenck asked for input from the board. He added that it gets down to staff time.

**DVORYAK** Mr. Dvoryak responded that he thought anything the board could do to help support the cause should be done.

**BISHOP** Mr. Bishop agreed, but added he didn't have a clear picture of what that would be.

**SCHENCK** Chairman Schenck commented that he did not either. They wouldn't be doing a \$50,000 study, but something to document what currently is known.

**TANZOLA** Ms. Tanzola indicated he would be happy to come to the township and work with anyone to discuss and share knowledge.

**BISHOP** Mr. Bishop noted that the DC&R grant is a public document and is very clear on its requirements.

**LANG** Ms. Lang mentioned that this falls under a future land use issue, and it could become part of the Comp Plan that will be updated very soon. She offered to work with Ms. Tanzola to put together something to hand to people that discusses future land use in the township and how this would be a part of the Master Plan.

**SCHENCK** Chairman Schenck thought that was a great idea. He asked whether the board had any strong opposition. There was no opposition and he indicated the township would be in touch.

**TANZOLA** Ms. Tanzola thanked the board for any help they could provide.

**Consensus was to add assistance to put together a package of documentation.**

D. Construction of Commons Drive

**SCHENCK** Chairman Schenck introduced the discussion and welcomed Attorney Stacy MacNeal and Developer Tim Pasch for the discussion.

**MACNEAL** Attorney MacNeal introduced the issue they were faced with on Commons Drive. Their intent in coming before the board this date was to obtain feedback and direction in an attempt to resolve the issues. She stated that Mr. Pasch is in the process of constructing Commons Drive with an attempt to get the road and the binder course placed before the October 15<sup>th</sup> deadline. She provided the history of the development which began in 2003 with the original Market Street Commons plan. Commons Drive had not been anticipated; however, there was an access drive to Theater Drive and Cinema Drive. Commercial office buildings and a parking lot is in place, as well as an access drive to Lot 8. A lengthy discussion took place, which is summarized:

- Substantial elevation change exists between the level of Commons Drive and the existing lot holder's parking lot.
- To meet the township ordinance, the parking lot would need to be ripped up losing needed parking spaces.
- The grade of 5% for the access drive can't be met in 25 feet.
- Developer recommended to close off the access; this may jeopardize accesses from newer developments - Holiday Inn and Goddard School.
- Vehicles traveling that access would need to gain sight distance at the top and then travel down the grade and out. Potentially dangerous in wintertime.
- Important that fire trucks, as well as garbage trucks, can navigate in and out of the area.
- Planning Commission normally deals with issues of this nature.
- The process to handle issues of this nature is in place and needed to be used.

**Consensus of the board was to return to Public Safety, Fire Chief and Staff to review all the issues that need to be resolved. Following that review, if necessary, return to the board for approval.**

**14. ADJOURNMENT**

**SCHENCK** Chairman Schenck adjourned the meeting at 9 p.m.

Respectfully submitted,

John Holman  
Secretary

ja