

**SPRINGETTSBURY TOWNSHIP
REGULAR MEETING**

**JANUARY 27, 2022
APPROVED**

The Springettsbury Township Board of Supervisors held a Regular Meeting on Thursday, January 27, 2022 at 7:00 p.m. at the offices of York Area Fire and Rescue located at 50 Commons Drive, York, PA in person and by Zoom technology.

MEMBERS IN

ATTENDANCE: Mark Swomley, Chairman
George Dvoryak, Vice Chairman
Charles Wurster, Assistant Secretary/Treasurer
Don Bishop (Zoom)
Robert Cox

ALSO IN

ATTENDANCE: Mark Hodgkinson, Township Manager
Charles Rausch, Solicitor
John Luciani, Civil Engineer
Diana Young, Environmental Engineer
Dori Bowders, Director of Administrative Operations
Todd King, Police Chief
Teresa Hummel, Director of Finance
Brandy Shope, Director of Parks & Recreation (Zoom)
Dan Hoff, YAUFRR Chief (Zoom)
Abby Gibb, Communications Manager
Jean Abrecht, Stenographer

1. CALL TO ORDER

A. Opening Ceremony

SWOMLEY Chairman Swomley called the meeting to order and led the Pledge of Allegiance.

B. Recognition of Recycling Committee Members
1) Penny Dellinger
2) Charles Stuhre

SWOMLEY Chairman Swomley thanked Charles Stuhre for his many successful years of involvement in the Recycling Committee. He stated that the work he had done had borne fruit, and at this time the recycling process runs itself. He presented Mr. Stuhre a framed Certificate of Appreciation for his faithful service. An additional Certificate was prepared for Ms. Dellinger who was not present this evening.

2. ANNOUNCEMENT OF EXECUTIVE SESSIONS

SWOMLEY Chairman Swomley announced that no Executive Sessions had been held since the last meeting.

3. COMMUNICATION FROM CITIZENS

There were no citizen comments.

4. ENGINEERING REPORTS

A. Environmental Engineer – Buchart Horn, Inc.

YOUNG Diana Young had provided a monthly report to the Board. She had no updates but offered to respond to questions. There were none.

B. Civil Engineer – First Capital Engineering, Inc.

LUCIANI John Luciani had provided his monthly report to the Board as well. He had several updates.

- Davies Drive – PUC approval has been received; some grant money is expected; East Penn Railroad has submitted the signal plan, which must be approved by the PUC (administrative). One change will include the addition of sidewalks on the east side. The Township has the ability to have First Post install sidewalks as a result of their Master Plan.
- Bond Requests to be approved under the Consent Agenda include North Hills Road Warehouse and Market Street Commons.
- ARLE Project at Industrial and Memory Lane – Right-of-Way Agreements obtained from McDonalds and Kloeckner Metals; still working on the other two corners.
- Quarry at 700 N. Sherman Street – Project looks identical to what PennDOT had acquired in 2009 when they fixed the bridge. This will assist PennDOT and the Township during the takes. PennDOT will relocate the Township’s sewer line to the other side of 83. This will become a valuable document as it is now an accurate survey of the Standard Concrete property. Mr. Luciani indicated he had reviewed the modified document.

WURSTER Mr. Wurster questioned whether a meeting had been scheduled with the PUC as to when the signal plan will be approved.

LUCIANI Mr. Luciani responded that the electric plan was completed. There is one modification in that the pedestrian walks will have a signalization component, which will have to be added, and then it can be forwarded to the PUC for the administrative process. Mr. Luciani hopes that the PUC will have everything they need in a month or less so that the project can go out to bid.

WURSTER Mr. Wurster suggested that the Board should prepare the Resolution within the quarter.

LUCIANI Mr. Luciani noted that it was not too aggressive of a schedule.

HODGKINSON Mr. Hodgkinson stated he is waiting for authorization from CFA that the Township can proceed with any work, prior to having Mr. Luciani do any design work in order to capture all of his work that is grant eligible.

5. CONSENT AGENDA

- A. Acknowledge Receipt of November 16, 2021 York Area United Fire and Rescue Commission Meeting Minutes
- B. Acknowledge Receipt of November 30, 2021 York Area United Fire and Rescue Commission Meeting Minutes
- C. Acknowledge Receipt of December 31, 2021 Treasurer's Report
- D. Board of Supervisors Regular Meeting Minutes – January 13, 2022
- E. Regular Payables as Detailed in Payable Listing of January 27, 2022
- F. Midstate Mechanical & Electrical, LLC – Springettsbury Township Building Renovation and Expansion Project – Change Order No. CO-04-E in an amount not to exceed \$9,135.45
- G. Market Street Commons Lot #18 Add On – Closeout of 18-Month Landscaping Maintenance Security Improvement Bond in the amount of \$5,444
- H. Springetts Retreat Phase 2A – Bond Reduction in the amount of \$1,231,628.60 (remaining bonded amount \$236,535.90)
- I. 693 North Hills Road – Closeout of Required Improvement Bond in the amount of \$33,125
- J. Reapproval of SD-2021-0010 – Preliminary/Final Subdivision Plan for Pineapple Investment Properties, LLC – 2990 Eastern Boulevard

MR. DVORYAK MOVED TO APPROVE CONSENT AGENDA ITEMS A THROUGH J AS LISTED. MR. WURSTER WAS SECOND. MOTION UNANIMOUSLY CARRIED.

6. BIDS, PROPOSALS, CONTRACTS, AND AGREEMENTS

There were none for action.

7. SUBDIVISIONS AND LAND DEVELOPMENT

- A. SD2021-0012 – SL Investment Partners, LLC – 1130 Whiteford Road

LUCIANI Mr. Luciani provided an overview of the project, which is located between Whiteford Road south of Rt. 30 and 11th Avenue. The proposal is to restructure property lines, which will create three duplex lots and renovate an existing home and add some parking. Stormwater is provided. Planning Commission provided a favorable endorsement for a number of waivers and plan approval.

ANDERSON Grant Anderson with Site Design Concepts was present to discuss the project, which is an Infill Subdivision with two current lots combined to create seven new lots. He

identified six waivers: Preliminary Plan, Plan Scale, Three deferments for curb, sidewalk and road widening and public street lights.

WURSTER Mr. Wurster questioned the reason for delaying the curbs and sidewalks in the residential neighborhood.

ANDERSON Mr. Anderson responded that currently there are no curbs and sidewalks in the neighborhood, and it would be an island of sidewalks.

SWOMLEY Chairman Swomley voiced his concern in that there had been a number of residents attend the Board of Supervisors meeting voicing their concerns about the lack of sidewalks and the speeding traffic. Deferment of the sidewalks, curbing and street widening would place the onus on the landowner at the requested time rather than getting it done right up front now in an area where it is known there is an issue.

MACNEAL Attorney Stacey MacNeal represented the developer specifically to discuss the curbs, street widening and sidewalks. She noted the Township Subdivision and Land Development Ordinance, which includes a provision that relates to this specific Zoning District relating to where the closest sidewalk currently is, more than 1,200 ft. She noted the consideration for not having sidewalks in that area.

Attorney MacNeal mentioned that she had come before the Board about 10 years ago for a 10-lot subdivision project for Mr. Harvey. One home that is being constructed is a few doors down and right adjacent to this neighborhood. At that time there was no reasonable plan at any point in the future for sidewalks for the rest of this neighborhood, and the Board granted that modification. In referring to the Harvey plan, she did confirm that there was a six-month note on the plan to install the sidewalks, etc. There was some road widening done as well. With regard to speeding in the neighborhood, Attorney MacNeal commented that Springettsbury is very successful in implementing measures to slow speeding traffic. She requested consideration given the neighborhood history and distance to other sidewalks and dealing with the traffic issue as opposed to changing the character of the existing neighborhood.

SWOMLEY Chairman Swomley requested Chief King to comment on the amount of time and effort the Township had spent in an attempt to rectify the traffic calming measures for this neighborhood.

KING Chief Todd King responded that it had been extensive with working on the problem for approximately two years trying to provide a solution to that particular neighborhood.

Additional lengthy discussion took place, which is summarized for the purpose of these Minutes.

- Discussion of procedure to activate a six-month note.

- Cost of sidewalks-small lot \$3,000; larger lot with double frontage \$6,000 estimate.
- Infrastructure of the neighborhood.
- Second Class Township Code can charge property owner up to 15% of assessed value.
- Dialog with neighbors concerning sidewalks, curbing, road widening, traffic calming.
- Sidewalks to be installed on Whiteford Road and 11th Avenue.
- Issue with curbing presenting ponding; topography indicates it should not be a problem.
- Curbing, grass strip and sidewalk is the preferred way for installation.

MR. WURSTER MOVED RELATIVE TO PLAN #SD-2021-0012 – SL INVESTMENT PARTNERS, LLC TO APPROVE THE PLAN SUBJECT TO THE FOLLOWING WAIVERS/MODIFICATIONS: SECTION 289-10 PRELIMINARY PLAN/PROCEDURE; SECTION 289-13.A PLAN SCALE; SECTION 289-31-A, INSTALLATION OF CURBS; SECTION 289-32 INSTALLATION OF SIDEWALKS; SECTION 289-36, STREET LIGHTS; SECTION 289-41.A.3 WITH THE UNDERSTANDING THAT THERE WILL BE A SIX-MONTH NOTE ON THE PLAN FOR INSTALLATION OF SIDEWALKS, CURBS AND ROAD WIDENING ALONG WITH DEVELOPERS GOOD FAITH EFFORT TO PUT IN THE SIGNED AGREEMENT NOTICE IN THE PLAN TO NOTIFY ALL HOMEOWNERS OF THE SAME. MR. DVORYAK WAS SECOND. MOTION FAILED 2/3. MESSRS. SWOMLEY, BISHOP AND COX VOTED NO; MESSRS WURSTER AND DVORYAK VOTED IN FAVOR.

MR. BISHOP MOVED FOR ADOPTION OF PLAN SD-2021-0012 WITH THE APPROVAL OF FOUR WAIVERS: PRELIMINARY PLAN, PLAN SCALE, STREET LIGHTS AND ROAD WIDENING. MR. COX WAS SECOND. MOTION CARRIED 3/2 MESSRS SWOMLEY, BISHOP AND COX VOTED IN FAVOR; MESSRS. WURSTER AND DVORYAK VOTED AGAINST.

8. COMMUNICATION FROM SUPERVISORS

DVORYAK Mr. Dvoryak provided a YAUFR update. The Strategic Plan, which was presented at the last YAUFR meeting, had been sent to all the Township Board members. The YAUFR Strategic Plan was developed for the next three years. He encouraged the Board to review the Plan and if there are questions, comments, or feedback, to respond to him or to Mr. Wurster. The Plan will be considered for approval at the next meeting.

9. COMMITTEE REPORTS

There were no committee reports.

10. SOLICITOR'S REPORT

RAUSCH Solicitor Rausch requested a consensus of the Board to move ahead on the Diamond Hookah Lounge with the proposed stipulation concerning extension, which he

considered reasonable. The plan will be brought before the Zoning Hearing Board at the meeting scheduled for February 3, 2022. The Board expressed no issues.

11. MANAGER'S REPORT

HODGKINSON Mr. Hodgkinson reported that the structural steel for the Township Building was scheduled for arrival Monday, January 31st. The steel for the police station side will be received at the end of March.

12. OLD BUSINESS

A. Old Business Listing

SWOMLEY Chairman Swomley questioned the item marked Strategic Plan.

HODGKINSON Mr. Hodgkinson responded that the item covered the Township Strategic Plan, which will be on the agenda for approval at the first meeting in February.

SWOMLEY Chairman Swomley commented that there had been someone in the audience interested in a Request for Waiver of Subdivision and Plan Review, 700 North Sherman Street; Standard Concrete which was tabled at the January 13th meeting.

LUCIANI Mr. Luciani responded that he has copies of the plan that was submitted, and it is a Plan Waiver. The information they were looking for was added to the plan.

MR. WURSTER MOVED FOR APPROVAL OF THE PLAN WAIVER FOR 700 NORTH SHERMAN STREET. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.

13. NEW BUSINESS

A. Donation of Two Parcels of Land to Springettsbury Township by Yorlan Associates (Tax Parcels 46-000-36-0095 and 46-000-36-0096)

CONSENSUS OF THE BOARD WAS TO ACCEPT THE DONATION BY YORLAN ASSOCIATES OF TAX PARCELS 46-000-36-0095 AND 46-000-36-0096.

14. ADJOURNMENT

SWOMLEY Chairman Swomley adjourned the meeting at 7:58 p.m.

Respectfully submitted,

Doreen K. Bowders
Secretary

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