

**SPRINGETTSBURY TOWNSHIP
REGULAR MEETING**

**FEBRUARY 26, 2015
APPROVED**

The Board of Supervisors of Springettsbury Township held a Regular Meeting on Thursday, February 26, 2015 7:00 p.m. at the Township Offices located at 1501 Mt. Zion Road, York, PA.

MEMBERS IN

ATTENDANCE: Mark Swomley, Chairman
George Dvoryak, Vice Chairman
Kathleen Phan
Julie Landis

MEMBERS NOT

IN ATTENDANCE: Bill Schenck

ALSO IN

ATTENDANCE: Kristen L. Denne, Township Manager
Charles Rausch, Solicitor
John Luciani, Civil Engineer
Dennis Crabill, Buchart-Horn, Inc.
Patricia Lang, Director of Community Development
Betty Speicher, Director of Human Resources
Dori Bowders, Manager of Administrative Operations
Mark Hodgkinson, Director of Wastewater Treatment Plant
Thomas Hyers, Chief, Police Department
Lt. Dan Stump, Police Department
Jean Abrecht, Stenographer

1. CALL TO ORDER

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

2. ANNOUNCEMENT OF EXECUTIVE SESSIONS

A. February 11, 2015 – Performance Management for 2015 (immediately following 6:30 p.m. strategic planning work session)

SWOMLEY Chairman Swomley announced that an Executive Session was held immediately following the Strategic Planning Workshop held February 11, 2015 to discuss Performance Management for 2015. Chairman Swomley set parameters including the Sunshine Law and Roberts Rules of Order around the Citizen Comment portion of the meeting.

PAGE Dick Page, 28 South Kershaw Street, introduced himself, along with Trevor Kuntz, 1526 Winterberry Drive property owner. Mr. Page stated that, as a real estate agent with Berkshire Hathaway Real Estate, he had sold a lot to Trevor Kuntz in the Pleasant Trees Subdivision. Mr. Kuntz had contracted with Brentwood Builders to build a house on the lot on Winterberry Drive. Brentwood Builders applied for a building permit on December 19, 2014. A number of issues surfaced with regard to storm water, seepage pits and extra engineering costs.

SWOMLEY Chairman Swomley responded and requested staff to review the entire case. He noted that there had been some storm water issues on other properties in that area, which resulted in the construction of swales and redirection of storm water.

KUNTZ Mr. Kuntz thanked the township for looking into the issues. He and his wife are looking forward to moving into the township and enjoying the amenities the township offers.

LANDIS Ms. Landis questioned the comment made concerning the \$1,200 worth of fees and asked what they covered.

PAGE Mr. Page responded the fees were for plot plan review, investigation of the retention basin, and engineering oversight.

SWOMLEY Chairman Swomley thanked both Mr. Page and Mr. Kuntz for their comments and indicated that the staff would contact them.

HELLER Jane Heller, 1819 Idlewyld Road spoke of her continued concern for historic properties at risk in the township. She encouraged the board to adopt a historic overlay ordinance.

LANDIS Ms. Landis advised Ms. Heller that there are two vacant seats on the Historic Preservation Committee that may be of interest to her.

HELLER Ms. Heller responded that she did not think she was quite as docile as they would prefer to have on their committee.

4. ENGINEERING REPORTS

A. Environmental Engineer – Buchart Horn, Inc.

CRABILL Dennis Crabill stated he had submitted a written report and had several updates, summarized below:

- Exit 18 Project has been cleared by DEP and York County Conservation District for extra bridges.

- Contractor’s schedule revealed they will be 28 days late, which is unacceptable; recovery plan needed.
- Micro-tunneling Project is largest project going under a state road in Pennsylvania.
- Location will be going under Mt. Rose Avenue on the York Water Company property.
- A second longer one is located by the creek bridge and going under I-83.
- A 70-inch casing pipe will be guided through.
- PennDOT requested five parking spots for dignitaries to observe the project.

B. Civil Engineer – First Capital Engineering, Inc.

LUCIANI Mr. Luciani stated he had provided a monthly report and had an update. He reported that a review of the Candlewood Suites Hotel project took place during a Planning Commission meeting. Candlewood Suites Hotel is a proposed 89-unit hotel next to LCBC Church. During the meeting their plan was approved; however, their waivers were denied, which has tabled the project until the end of March.

SWOMLEY Chairman Swomley noted that Candlewood Suites wanted to remove the cul-de-sac and not make provisions for road surface that would allow for heavy equipment (snow plow, fire trucks, etc.). PennDOT will review the ingress and egress as well.

LANDIS Ms. Landis questioned an item in Mr. Luciani’s report concerning the proposed zoning change to Commercial Highway at the intersection of Mt. Zion and Market Street.

LUCIANI Mr. Luciani responded with a number of issues, summarized:

- Entire intersection – East Market/Mt. Zion is zoned Neighborhood/Commercial. The proposed plan will be a huge jump in intensity from Neighborhood/Commercial to Highway/Commercial.
- Proposed traffic patterns for ingress and egress in the area of Springetts Commons/the Paddock and Bloomingdale Avenue.
- Plan will come before the Board of Supervisors for preliminary review. They propose a 35,000 square foot grocery store, a bank, McDonalds, a drug store, a restaurant and some retail.
- This plan will not move forward without rezoning through a Text Amendment.

LANG Patricia Lang added that the area currently is labeled Neighborhood/Commercial and the developers want to rezone to Highway/Commercial. She reported she had been researching the Comp Plan as to what could be permitted in that area. Everything shown on the plan could be permitted in a Highway/Commercial zoning district.

Obvious concern is the traffic situation and the million dollar investment already in that intersection. She noted that rezoning would be a huge jump in intensity. In addition, the rezoning would enable changes to every other corner in that area. She is creating a report based on issues the developers should address before coming before the board for consideration.

LANDIS Ms. Landis asked how many acres would be involved.

LANG Ms. Lang responded that it is a combination of small parcels but between 10 and 12.

5. CONSENT AGENDA

SWOMLEY Chairman Swomley asked if there were any items the supervisors would like to be removed for further discussion.

LANDIS Ms. Landis asked to remove item C, the YAUFR minutes.

- A. Acknowledge Receipt of January 31, 2015 Treasurer's Report
- B. Acknowledge Receipt of August 19, 2014 York Area United Fire and Rescue Commission Fire Pension Minutes.
- C. Acknowledge Receipt of January 20, 2015 York Area United Fire and Rescue Commission Minutes.
- D. Board of Supervisors Public Hearing Minutes – February 12, 2015
- E. Regular Payables as Detailed in the Payable Listing of February 26, 2015
- F. SD-07-06 – Time Extension – Triplet Springs – Plan Expires 03/15/15 (New Plan Date 06/15/15)
- G. LD-14-04 – Time Extension – Pleasant Valley Road, LLC – Plan Expires 03/04/15 (New Plan Date 05/31/15)
- H. LD-14-05 – Time Extension – York Christian Church – Plan Expires 03/10/15 (New Plan Date 05/31/15)
- I. LD-14-06 – Time Extension – Candlewood Suites Hotel – Plan Expires 02/28/15 (New Plan Date 03/31/15)
- J. Lobar, Inc. – Springettsbury Fire Building Project – Change Order No. 6 in an amount not to exceed \$5,000 (CREDIT)
- K. Lobar, Inc. – Springettsbury Fire Building Project – Request for Payment No. 15 in an amount not to exceed \$76,717.58

MR. DVORYAK MOVED TO APPROVE CONSENT AGENDA ITEMS A THROUGH K, WITH THE EXCEPTION OF ITEM C. MOTION UNANIMOUSLY CARRIED.

LANDIS Ms. Landis questioned several items in the January 20, 2015 minutes of the York Area United Fire and Rescue Commission. The items are summarized:

- Manchester Township's Funding Formula/Services Agreement was not provided to the Board of Supervisors. Manchester Volunteer Fire Department came aboard. There is no revenue but rather a sharing of services. Recommended follow up with Chief McCoy.
- YAUFR Codes work can be offered to townships; YAUFR visits agencies at risk for fire prevention and do code enforcements. Additional personnel are available to perform additional enforcements more regularly. Discussion was part of Strategic Planning.
- Code Enforcement inspectors could contract to township; referred to Chief McCoy.

LANDIS Ms. Landis suggested that the minutes be tabled until she received clarification of the notations.

DVORYAK Mr. Dvoryak stated that the board is simply requested to acknowledge receipt of the minutes. YAUFR had taken the action to approve the minutes.

MS. PHAN MOVED TO ACKNOWLEDGE RECEIPT OF JANUARY 20, 2015 YORK AREA UNITED FIRE AND RESCUE COMMISSION MINUTES. MOTION CARRIED 3/1. MESSRS. DVORYAK, SWOMLEY AND MS. PHAN VOTED APPROVED; MS. LANDIS VOTED OPPOSED.

6. BIDS, PROPOSALS, CONTRACTS AND AGREEMENTS

There were none for action.

7. SUBDIVISIONS AND LAND DEVELOPMENT

There were none for action.

LANG Ms. Lang mentioned that there is a plan which needed to be signed.

SWOMLEY Chairman Swomley noted that's the William Landis Subdivision Plan that was approved.

8. COMMUNICATION FROM SUPERVISORS

There were no citizen comments.

9. SOLICITOR'S REPORT

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

10. MANAGER'S REPORT

DENNE Ms. Denne reported that she met with the Friends of Camp Security, and they will hold an open public meeting at the township building on March 25th at 7 p.m. to discuss the next phase and future digs on site.

LANDIS Ms. Landis commented on an item in Ms. Denne’s Manager’s Report with regard to the York County Planning Commission. Traffic planning and congestion in Springettsbury was noted. YCPC will meet in April with local and state legislators to gain support for the crossing at Davies Drive. Ms. Landis asked whether there are any other traffic discussions.

DENNE Ms. Denne responded that there are many intersections including Route 30, Mt. Zion, East Market and data control signals. She had provided documentation of complaints that had been reviewed at the township’s Traffic Control meeting. She indicated that Davies Drive had been turned down by the PUC when it was reviewed for the railroad. This is of particular concern to the County Commissioners because they are looking to remove the bridge in that location. Davies Drive was pushed to the front of the YCPC, and the MPO will make decisions based on the Planning Commission’s determination of the use of transportation funding.

LANDIS Ms. Landis responded and noted that Davies Drive would certainly help alleviate some traffic, but there are other areas in the township that need attention.

DENNE Ms. Denne responded that this particular focus is by the York County Planning Commission and not the locality of Springettsbury. This is what is of the most importance to them. She wanted make the Board aware of this focus because there will be a lot of action with Legislators and County Commissioners for this and it is coming up quickly.

SWOMLEY Chairman Swomley noted it was good to know that one of Springettsbury’s locations is at the top of their list. He noted one of the goals in the township for the year is to put together the traffic plan looking out five years to identify hot spots and issues surrounding it and address whatever can be done to mitigate those areas.

11. ORDINANCES AND RESOLUTIONS

A. Ordinance No. 2015-04 – Amending Chapter 213, “Parks and Recreation Areas, “Article II, “Rules and Regulations”

DVORYAK Mr. Dvoryak brought forward a question in Section 2, 213 through 11, third sentence: “in violation of all local, state and federal laws.” He asked if the word “all” would be changed to “any” as it would change the entire context.

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RAUSCH Solicitor Rausch responded that he did not have any issue with the change of wording.

General discussion took place surrounding the statues relating to local, state and federal laws. Consensus of the board was to change the word “all” to “any.”

MR. DVORYAK MOVED FOR THE ADOPTION OF RESOLUTION 2015-04 AS PRESENTED WITH THE ONE CHANGE OF CHANGING “ALL” TO “ANY”, SECTION 213. MOTION UNANIMOUSLY CARRIED.

B. Ordinance No. 2015-05 – Amending Chapter 152, “Firearms and Weapons”

MR. DVORYAK MOVED FOR THE ADOPTION OF ORDINANCE 2015-05. MOTION UNANIMOUSLY CARRIED.

12. OLD BUSINESS

There was no Old Business for discussion.

13. NEW BUSINESS

There was no New Business for discussion.

14. ADJOURNMENT

SWOMLEY Chairman Swomley adjourned the meeting at 8 p.m.

Respectfully submitted,

Doreen K. Bowders
Secretary

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