

**SPRINGETTSBURY TOWNSHIP
WORK SESSION**

**FEBRUARY 27, 2017
APPROVED**

The Springettsbury Township Board of Supervisors held a Work Session Monday, February 27, 2017 at 6 p.m. at the offices of Springettsbury Township located at 1501 Mt. Zion Road, York, PA.

MEMBERS IN

ATTENDANCE: George Dvoryak, Vice Chairman
Kathleen Phan, Assistant Secretary/Treasurer
Blanda Nace

MEMBERS NOT

IN ATTENDANCE: Mark Swomley, Chairman
Bill Schenck

ALSO IN

ATTENDANCE: Benjamin Marchant, Township Manager
Charles Rausch, Solicitor
John Luciani, Civil Engineer, First Capital Engineering
Jessica Fieldhouse, Director of Community Development
Lt. Todd King, Police Department

QUATTRO REPS: Chris Schwab, TRG
Jon Seitz, TRG
Josh George, Snyder Secary

DVORYAK Vice Chairman George Dvoryak called the meeting to order.

MARCHANT Mr. Marchant advised that neither Mr. Swomley nor Mr. Schenck would be present.

1. QUATTRO DEVELOPMENT PROJECT

LUCIANI **Quattro Development Project**
Mr. Luciani began the discussion surrounding the Quattro Development project and noted that an in-depth Traffic Impact Study had been completed. He had created a PowerPoint presentation of the traffic flow. He noted that the Quattro project had originated in November, 2015 and PennDOT requested the township's acceptance of the Traffic Impact Study with its re-submission. Mr. Luciani moved through the PowerPoint identifying the area of focus for the Quattro Development. Included in the Quattro Development is a Royal Farms with gas canopy and a Lidl grocery store. Mr. Luciani reviewed the traffic patterns with consideration given to the area prison traffic and truck traffic for the grocery store. Some sidewalk was included as well.

A lengthy discussion took place concerning a myriad of traffic issues which included stacking, an expanded roadway, an extended left turn lane, right turn taper, an extended westbound ramp and better sight distance. TRG had submitted the traffic planning to PennDOT, which had submitted good

comments and was satisfied. Other additions would involve re-timing of traffic signals. The rail bridge continues to be an area that chokes traffic.

FIELDHOUSE Ms. Fieldhouse noted that the township should be represented at the next PennDOT meeting in order to be knowledgeable moving forward through requested waivers and going through the Planning Commission process. Following that the township could provide a solid opinion of the improvements.

DVORYAK Mr. Dvoryak noted that he preferred to have more information before he voiced an opinion at this time.

KING Lt. King of the township Police Department commented on potential issues with adding another degree of traffic at the Concord Road intersection; specifically turning right off of Concord, which poses sight issues.

PHAN Ms. Phan stated that she liked what she had seen, especially with the widening of the road. She indicated she was comfortable with saying she liked the plan, and to go ahead and move forward; however, she was only one member of the board. She asked a philosophical question as to at what point the township finds itself unable to encourage any further development because there are no roads.

MARCHANT Mr. Marchant responded that there would be a conversation to bring about a Transportation Master Plan for a comprehensive future review. This would include Capital Improvements in a five, 10 and 15-year horizon and develop a Transportation Impact Fee.

NACE Mr. Nace stated he had no issues at all with the plan and the traffic direction making more room to provide additional cueing.

PHAN Ms. Phan thanked the Quattro representatives for coming.

SEITZ Jon Seitz thanked the board for their time as they appreciated it very much.

NACE Mr. Nace thanked Josh George as well.

GEORGE Mr. George noted that the meeting had been really helpful and he thanked them for the ability to discuss it with the board.

2. LAND WATER CONSERVATION FUND – LAND CONVERSION

Land Water Conservation Fund Land Conversion

MARCHANT Mr. Marchant brought forward the subject of the Land Water Conservation Fund Land Conversion in order to discuss the board's thinking. He noted it was unfortunate that two board members were unable to be present as their

input is very important and valuable. Mr. Marchant provided a brief recap of the matter, which is summarized:

- Two grants are involved. The 1979 grant was closed out in 1984 and is the one at issue.
- Property included is the Hampton Inn site and the northern section including the municipal building northward, which predated the tennis courts.
- This was an \$11,000 grant. The township gave the Land Water Conservation Fund National Park Service an indefinite or an into perpetuity commitment to keep all this land in open space recreational use.
- In 1988 the Township acquired the Public Works property in exchange for the Hampton Inn property and first went into violation of that grant condition.
- The fund had no mechanism for dealing with non-compliance issues until 2008 when their manual was issued along with no Statute of Limitations.
- The Act of 1965 created the Land Water Conservation Fund grant was given to the State Department of Conservation and Natural Resources; DCNR is obligated to conduct an audit every five years. No audit has been conducted of Springettsbury Township.
- Enforcement process began when paper grant sites were converted into digital maps. They found the municipal building and the hotel sitting on what was to be open space.
- DCNR requested consideration of the National Park Service in spring of 2016 for other township lands the township had acquired.
- Response is difficult as the rules continue to change.

MARCHANT Mr. Marchant reported other avenues that had been explored that included contacting Congressman Scott Perry's office, another approach to the National Park Service, offering potential area north of the municipal building, obtaining the Yellow Book market values, which he estimated at \$330,000, for the two grants with interest.

NACE Mr. Nace had discovered some information in the handbook concerning unauthorized conversions, which clearly states that, with a 10 percent or five acres of unauthorized conversion, a small conversion could be done, much simpler and quicker. He proposed writing a letter and quote their section 10.6 re/unauthorized conversion.

MARCHANT Mr. Marchant noted that according to DCNR, they had advised that was what they had represented to the National Park Service.

RAUSCH Solicitor Rausch indicated DCNR made it clear, no retroactivity. DCNR indicated that the replacement land did not have to be in Springettsbury. The National Park Service must accept the land proposal.

A lengthy discussion took place, and the board determined that Mr. Marchant should create a very formal proposal to accept the land acquisitions that the township has already made in consideration for the conversion.

MARCHANT Mr. Marchant stated that it would be a fresh attempt to at least know what the township had presented to DCNR. He indicated he would prepare something for the board's review and tweaking.

RAUSCH Solicitor Rausch indicated it would be important to get an official response because the township never received anything official in writing.

LUCIANI Mr. Luciani commented that when the decision was made to build the new municipal building, the excess parking that is here was to supplement the park. Without parking, there is not a useable park. The theory was when people are not in the municipal building on Saturday, which is the peak use of the park, then the parking is available for park users. So the parking is part of the park.

MARCHANT Mr. Marchant indicated that needed to be included in the argument whenever that is sent.

RAUSCH Solicitor Rausch indicated he did not mind sending a letter; however, it is important not to give on the requirements. He questioned what good will would be lost as it is important to have. Solicitor Rausch questioned whether MedYork is owned by the Development Authority.

NACE Mr. Nace noted it could be transferred from the Development Authority back to the township for \$650,000.

MARCHANT Mr. Marchant indicated there is a very different approach to appealing them.

3. ADJOURNMENT

DVORYAK Chairman Dvoryak adjourned the meeting at 8:20 p.m.

Respectfully submitted,

Doreen K. Bowders
Secretary

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