

**SPRINGETTSBURY TOWNSHIP
REGULAR MEETING**

**MARCH 10, 2022
APPROVED**

The Springettsbury Township Board of Supervisors held a Regular Meeting on Thursday, March 10, 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.

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

ALSO IN

ATTENDANCE: Mark Hodgkinson, Township Manager
Charles Rausch, Solicitor
John Luciani, Civil Engineer
Diana Young, Environmental Engineer
Randall Heilman, Director of Community Development
Dori Bowders, Director of Administrative Operations
Teresa Hummel, Director of Finance
Brandy Shope, Director of Parks and Recreation (via Zoom)
Tony Beam, Police Department
Dan Hoff, YAUFRR Chief
Abby Gibb, Communications Manager
Jean Abreght, Stenographer

1. CALL TO ORDER

A. Opening Ceremony

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

2. ANNOUNCEMENT OF EXECUTIVE SESSIONS

SWOMLEY Chairman Swomley stated there had been no Executive Sessions since the last meeting.

3. COMMUNICATION FROM CITIZENS

SWOMLEY Chairman Swomley invited York County Treasurer Barbara Bair to speak concerning the Semi-Quincentennial.

14. NEW BUSINESS

A. Discussion – PA Commission for the United States Semiquincentennial (America250PA)

BAIR Barbara Bair stated she is the York County Representative for American250 PA. She invited Springettsbury Township to participate by adopting a Resolution in support of this effort. The purpose is to educate the public, preserve our way of life, and celebrate. She thanked the board for consideration. She noted the importance of the municipality’s involvement.

WURSTER Mr. Wurster added some background information, which he had learned during the Pennsylvania State Association of Township Supervisors Conference held in October. He noted the event will take place in 2026. Pennsylvania, the Keystone State, is in the leadership of all the 50 states in terms of its organization. All of the delegates at the PSATS convention were challenged to take the information back to their individual townships and adopt the Resolution to indicate engagement in the entire celebration. Springettsbury Township has its roots back to Springetts Penn, which is an opportunity for leadership, not only here in York County, but also in the Commonwealth. He expressed his support for the effort.

MR. DVORYAK MOVED FOR ADOPTION OF RESOLUTION 2022-30. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.

4. ENGINEERING REPORTS

A. Environmental Engineer – Buchart Horn, Inc.

YOUNG Diana Young indicated she had provided a written monthly report. She had one update. They processed an application for payment for Heisey Mechanical and they had reduced their retainage to \$50,000. They have done a significant amount of work, and she wanted to be sure that the board was aware they had reviewed the payment application and approved it. She noted there are funds available to handle anything left on the punch list.

B. Civil Engineer – First Capital Engineering, Inc.

LUCIANI John Luciani had provided his monthly written report as well. He had several updates:

- Stonewood Road – No Truck Parking prohibition on the east side of Stonewood Road.
- North Hills Road – Truck terminal, ingress and egress issues; uncertain whether company may withdraw. Zoning Hearing Board gave them a two-month Continuance.
- Davies Drive - North Penn Railroad; Township issuing a letter indicating satisfaction with correct dimensions on the Signal Plan; requesting it be submitted quickly to the PUC in order to move forward on the Davies Drive project.

5. CONSENT AGENDA

A. Regular Payables as Detailed in Payable Listing of March 10, 2022

- B. Uhrig Construction, Inc. – Springettsbury Township Building Renovation and Expansion Project – Change Order No. CO-07-G in an amount not to exceed \$52,680.89
- C. Jay R. Reynolds, Inc. – Springettsbury Township Building Renovation and Expansion Project – Application for Payment No. 6 in an amount not to exceed \$59,848.88
- D. MidState Mechanical & Electrical, LLC – Springettsbury Township Building Renovation and Expansion Project – Change Order No. CO-05-E in an amount not to exceed \$8,632.51
- E. MidState Mechanical & Electrical, LLC – Springettsbury Township Building Renovation and Expansion Project – Application for Payment No. 8 in an amount not to exceed \$138,269.34
- F. Frey Lutz Corporation – Springettsbury Township Building Renovation and Expansion Project – Change Order No. CO-05-H in an amount not to exceed \$4,623.82
- G. Frey Lutz Corporation – Springettsbury Township Building Renovation and Expansion Project – Application for Payment No. 9 in an amount not to exceed \$82,737.93

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

6. BIDS, PROPOSALS, CONTRACTS, AND AGREEMENTS

- A. Authorization to Award 2022 Traffic Line Painting and Pavement Marking Contract to D. E. Gemmill, Inc. in the amount of \$25,241.80

MR. COX MOVED TO AUTHORIZE TO AWARD 2022 TRAFFIC LINE PAINTING CONTRACT TO D. E. GEMMILL, INC. PER THE SUBMISSION. MR. WURSTER WAS SECOND. MOTION UNANIMOUSLY CARRIED.

- B. Authorization to Submit Payment to York County Stormwater Consortium for 2022 Participant Share of Intergovernmental Cooperative Agreement in the total amount of \$224,138 (Pay \$112,069 by 4/30/22 and \$112,069 by 8/31/22)

MR. WURSTER MOVED FOR AUTHORIZATION TO SUBMIT PAYMENTS TO YORK COUNTY STORMWATER CONSORTIUM IN THE AMOUNT OF \$224,138 IN TWO INSTALLMENTS. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.

7. SUBDIVISIONS AND LAND DEVELOPMENT

- A. Potential Text Amendment to Zoning Ordinance – Density Factor Increase for Neighborhood-Commercial (NC) District

HEILMAN Mr. Heilman introduced Attorney Tom Nehilla of Barley, Snyder who was present to provide additional context and information with regard to a potential Text Amendment.

SWOMLEY Chairman Swomley noted for documentation purposes that he owns seven acres of property immediately adjacent to the property that Mr. Nehilla represents to the north. He will recuse himself from any vote on this subject.

NEHILLA Attorney Nehilla stated that he was present with Mark Horst, who is a representative of the property owner. The property is owned by Pleasant Valley Road, LLC. It is Wyndham Point at the intersection of Pleasant Valley Road and Mt. Zion Road and consists of approximately eight acres in the Neighborhood Commercial District. He noted that the property had been developed with the exception of a portion planned for a retail establishment. They had tried to market that with no success. Their purpose was to be able to add an additional apartment building in that location; however, the density factor had been used.

The board had been open to upgrading the density factor, and Attorney Nehilla had gone before the Planning Commission with several potential density factors. The Planning Commission was very much in support of the 40 density factor. The 40 density factor would allow for 66 more units than currently permitted. The board discussed several different density factors.

Attorney Nehilla stated that he was ready to move forward and submit a Text Amendment to the Township.

Consensus of the board with four board members in support plus Mr. Swomley in abstention.

B. SD2021-00008 – Locust Grove Road/Wilshire Drive

JOHNSTON Eric Johnston, Johnston and Associates presented the plan for Locust Grove Road/Wilshire Drive project on behalf of his client, Kevin Burkentine. Paul Collins was present as well as the slated builder of the project and adjoining property owner.

The project is located on 13 acres at the intersection of Locust Grove Road and Wilshire Drive. The one existing house on the corner lot will be razed. A local stream bisects the site. Public water and sewer is available. Seven large lots are proposed in the R20 zone.

A lengthy discussion took place, which is summarized for the purpose of these minutes:

- Several of the homes will have shared driveways.
- Five-foot wide sidewalk proposed along Locust Grove Road.
- Waivers discussed with Planning Commission; recommended for approval.
- Preliminary/Final Plan process requested but not approved.
- Traffic Impact Study – Sight distance adequate; posted speed 35 mph.
- Streets and Aprons; Curbs and Sidewalks includes formal widening of Locust Grove Rd.

- Relief requested for residential access for lots; one proposed along Locust Grove Rd.
- Highway Occupancy Permit – PennDOT advice requested by developer. Indicated to proceed with plan for driveway access to Locust Grove Road. Township Ordinance indicates not acceptable.
- Utility Permit needed for sewer laterals.
- Street lights – Each home will have residential driveway lights.
- Six-month note for sidewalks for new homeowners not acceptable.
- Sidewalk issue cannot be placed upon property owner.
- Sidewalk issues need additional creative work due to large swale paralleling Wilshire.
- Township replacing pipe over swale; lengthening pipe to accommodate sidewalk.

Following the discussion the board was not inclined to approve or deny the plan based on the sidewalk issues.

MR. WURSTER MOVED TO TABLE THE REQUEST THIS EVENING. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.

8. COMMUNICATION FROM SUPERVISORS

COX Mr. Cox brought a property before the board, 3802 Silverwood Drive, in Penn Oaks. Several township residents had inquired for the status of the property. It had been vacant for approximately three years after its owner, Mark W. Sheffer, passed away. The property is posted with notices/signs.

RAUSCH Solicitor Rausch stated that he could look into it.

HODGKINSON Mr. Hodgkinson indicated if the property is posted, he could look into it, that it probably is for property maintenance, grass cutting, etc. He stated he would work with Mr. Heilman on it.

9. COMMITTEE REPORTS

There were no Committee Reports.

10. SOLICITOR'S REPORT

RAUSCH Solicitor Rausch reported that Zoning Hearing Board approved the Stipulation with the Modified Conditions on the Diamond Hookah Lounge. It is hoped everything would work out well.

11. MANAGER'S REPORT

A. Manager's Report.

HODGKINSON Mr. Hodgkinson reported that he participated in a Zoom meeting with the U.S. Department of General Services concerning the National Guard Armory on Eden Road. They have no need of the property, and their general procedure is to reach out to the municipality and county for interest. Mr. Hodgkinson indicated that he would like to learn more information. He noted the property is approximately five acres. He will advise the board as more information is available.

HODGKINSON Mr. Hodgkinson reported with regard to the administration/police building, they were erecting steel this date. All the roof insulation that was ordered in June showed up two weeks ago.

WURSTER Mr. Wurster thanked Manager Hodgkinson for all the details in his Manager's Report. He asked him to add a column to show what is complete and what is yet to finish. There are a lot of Change Orders in and out, and the total project is at 2.2%.

HODGKINSON Mr. Hodgkinson responded that most of the Change Orders are slowing down because the majority involved part of the renovations that were undocumented by the previous contractor.

12. ORDINANCES AND RESOLUTIONS

There were none for action.

13. OLD BUSINESS

A. Old Business Listing

SWOMLEY Chairman Swomley brought forward the Old Business Listing of items for discussion. There were no updates at this time.

14. NEW BUSINESS

A. Discussion – PA Commission for the United States Semiquincentennial (America250PA)

This item was acted upon earlier during the Agenda.

15. ADJOURNMENT

SWOMLEY Chairman Swomley adjourned the meeting at 8:41 p.m.

Respectfully submitted,

Doreen K. Bowders
Secretary

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