

**SPRINGETTSBURY TOWNSHIP
REGULAR MEETING**

**MARCH 22, 2018
APPROVED**

The Springettsbury Township Board of Supervisors held a Regular Meeting on Thursday, March 22, 2018 at 7:00 p.m. at the offices of Springettsbury Township located at 1501 Mt. Zion Road, York, PA.

MEMBERS IN

ATTENDANCE: Mark Swomley, Chairman
George Dvoryak, Vice Chairman
Blanda Nace
Charles Wurster

MEMBERS NOT

IN ATTENDANCE: Kathleen Phan, Assistant Secretary/Treasurer

ALSO IN

ATTENDANCE: Benjamin Marchant, Township Manager
Charles Rausch, Solicitor
John Luciani, Civil Engineer
Dennis Crabill, Environmental Engineer
Dori Bowders, Manager of Administrative Operations
Jessica Fieldhouse, Director of Community Development
Mark Hodgkinson, Director of Public Works/WWT
Teresa Hummel, Finance Director
Nitza Sanchez-Bowser, Director of Human Resources
Colin Lacey, Director of Parks and Recreation
Dan Stump, Chief, Police Department
Andy Hinkle, Manager, Information Systems
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

A. February 27, 2018 – 6:00 p.m. – Personnel

SWOMLEY Chairman Swomley announced that an Executive Session was held on February 27, 2018 at 6:00 p.m. for Personnel discussion.

3. COMMUNICATION FROM CITIZENS

GOTWALD Margaret Gotwald, 1914 Alcott Road, stated her concern about traffic in the area of her home. She was aware of a new development in the area that will bring additional traffic. She cited the speed limit of 25 miles an hour from Pleasant Valley Road up to Ridgewood Road, and Ridgewood Road from Memory Lane to Sherman. However, the Alcott Road portion to Memory Lane is 35 miles an hour where she requested the speed limit to be lowered to 25 miles an hour.

STUMP Police Chief Dan Stump commented that the department would monitor the area but noted that the department really does not have a “say” in the matter.

4. ENGINEERING REPORTS

A. Environmental Engineer – Buchart Horn, Inc.

CRABILL Dennis Crabill had provided a monthly report. He had no changes to his report and offered to respond to questions. There were no questions.

B. Civil Engineer – First Capital Engineering, Inc.

LUCIANI John Luciani had provided a monthly report. He had no changes to his report and offered to respond to questions.

SWOMLEY Chairman Swomley commented on the 30-year old report that Mr. Luciani had provided to the board members. He noted it was fascinating to see that somewhere between 80 and 90% of the roadways report actually had been built within the township.

LUCIANI Mr. Luciani noted that the report was created by a former Public Works Director, Charles Douts.

5. CONSENT AGENDA

- A. Acknowledge Receipt of January 16, 2018 York Area United Fire and Rescue Commission Meeting Minutes
- B. Acknowledge Receipt of February 28, 2018 Treasurer’s Report
- C. Board of Supervisors Regular Meeting Minutes – March 8, 2018
- D. Regular Payables as Detailed in Payable Listing of March 22, 2018
- E. Authorization to Approve Tax Refund Request for Tax Year 2015 – Pax Mall Realty Co. (Parcel #46-KJ-1Q) in the amount of \$2,039.05
- F. Authorization to Approve Tax Refund Request for Tax Year 2016 – Pax Mall Realty Co. (Parcel #46-KJ-1Q) in the amount of \$2,156.56
- G. Authorization to Approve Tax Refund Request for Tax Year 2017 – Pax Mall Realty Co. (Parcel #46-KJ-1Q) in the amount of \$2,156.56
- H. Authorization to Approve Tax Refund Request for Tax Year 2018 – John & Melissa Olewiler, Jr. (Parcel #46-04-196) in the amount of \$243.54

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

6. BIDS, PROPOSALS, CONTRACTS, AND AGREEMENTS

A. Authorization to Award Bids from Municibid Online Auction in the amount of \$28,650

MR. NACE MOVED TO AUTHORIZE TO AWARD THE BIDS RECEIVED FROM MUNICIBID ONLINE AUCTION FOR THE FIVE PIECES OF EQUIPMENT. MR. WURSTER WAS SECOND. MOTION UNANIMOUSLY CARRIED.

B. Authorization to Purchase Network Switches, Controller and Voice Router from CSB Technology Partners in an amount not to exceed \$43,650.80 (COSTARS)

MR. WURSTER MOVED TO AUTHORIZE PURCHASE OF THE REPLACEMENT OF NETWORK SWITCHES AND VOICE ROUTER FOR THE TOTAL COST OF \$43,650.80. MR. NACE WAS SECOND. MOTION UNANIMOUSLY CARRIED.

7. SUBDIVISIONS AND LAND DEVELOPMENT

A. SD-17-11 – 693 North Hills Road (Action)

MURPHY John Murphy of Alpha Consulting Engineers, represented the subject plan. Also in attendance was Mark Allen of Alpha, Tom Scully from his office and David Ehrlbaum, the developer. Mr. Murphy explained that the subdivision plan was to combine three contiguous lots to one. They are proposing one building approximately 352,000 square feet with corresponding 188 parking spaces and stormwater management facilities. They are working with PennDOT in the upgrade of the corridor. They have their NPDS permit and are working with DEP on the stream relocation. Other permits are in process. Six waivers are requested, which would defer the items to the Land Development Plan. The waivers had been recommended for approval by the Planning Commission.

RAUSCH Solicitor Rausch questioned how they would go about relocating a stream.

MURPHY Mr. Murphy responded that there are certain specifications to go through. It is basically an old drainage swale between two buildings through the middle of the site. They calculated the volume and the area needed, upsized it to bring into current standards. They will relocate it around the eastern and southern boundary of the property.

FIELDHOUSE Ms. Fieldhouse noted that they had satisfied the two remaining minor conditions with the plan. The only action necessary is the approval of the waivers and modifications and the overall approval of the subdivision plan.

MR. WURSTER MOVED FOR APPROVAL WITH REFERENCE TO SUBDIVISION PLAN 17-11 SUBJECT TO THE FOLLOWING WAIVERS: SECTION 289-10 PRELIMINARY PLAN; SECTION 289-13.A, PLAN SCALE; SECTION 289-26.B,

CONCRETE MONUMENTS; SECTION 289-32.A, SIDEWALKS; SECTION 289-36, STREET LIGHTS; SECTION 289-41.J.5, CURBING ALONG ACCESS DRIVE. MR. NACE WAS SECOND. MOTION UNANIMOUSLY CARRIED.

B. LD-17-03 – 693 North Hills Road (Action)

MURPHY Mr. Murphy noted several additional waivers in addition to those on the subdivision plan. There is a volume waiver for stormwater, water quality controls, as opposed to volume as part of the NPDS approval. In addition, they are requesting under 289-15.B1H, the required minimum basin slope to be flatter due to the site's topography. Two additional waiver requests include the landscape and buffer yard, which pertains to the southern portion of the property runs along the existing stream and railroad and Industrial Drive. They are asking to comply with the zoning ordinance criteria referring to the G1 zone with Flexible Development buffer. This includes a total of nine waivers for which both staff and Planning Commission recommended approval. He noted several final technical details: Truck turning radius for the WD67 on the southern driveway recommended for increase by the township engineer. Also, some grading in back of the site is needed. Township Engineer requested good access to a manhole in back of the site, which was located.

WURSTER Mr. Wurster commented on the six-month note for installation of sidewalks. He questioned where sidewalks would be installed.

MURPHY Mr. Murphy responded that they planned to install the sidewalks going north down to the bridge where the stream goes toward Industrial Highway. There is an additional several hundred feet that would be problematic to install sidewalk, which is the reason for the modification if, in fact, the board would like the sidewalk in the future. It actually is a deferral for sidewalk.

SWOMLEY Chairman Swomley asked what the plan would be for crossing the stream.

MURPHY Mr. Murphy responded that they want to see what PennDOT is going to do, and they are working on their design plan. They will adjust to that.

WURSTER Mr. Wurster stated that the developer is pledging to do a six-month note to allow this sidewalk and go all the way to the tracks at the edge of their property. He stated he agreed with that pending what happens with PennDOT and that it made a lot of sense.

MR. WURSTER MOVED WITH REGARD TO LAND DEVELOPMENT PLAN 17-03 TO APPROVE SUBJECT TO THE FOLLOWING WAIVERS: SECTION 289-10, PRELIMINARY PLAN; SECTION 289-13.A, PLAN SCALE; SECTION 289-26, MONUMENTS; SECTION 289-32, SIDEWALKS; SECTION 289-41.J5 CURBING ALONG ACCESS DRIVE; SECTION 281-12A1 VOLUME WAIVER FOR STORMWATER; SECTION 281-15 B1H, REQUIRE A MINIMUM BASIN BOTTOM SLOPE; SECTION 289-35.A, LANDSCAPE AND BUFFER YARD; SECTION 289-35.B,

LANDSCAPE AND BUFFER YARD AND SUBJECT TO RESOLUTION AND APPROVAL BY TOWNSHIP ENGINEER OF THE OUTSTANDING COMMENTS RELATED TO TRUCK TURNING, GRADING AND CHANGES NECESSARY TO FACILITATE ACCESS ONTO THE TOWNSHIP SANITARY STORMWATER EASEMENT; MODIFICATION OF THE NOTE ON THE PLAN TO READ, “NO TREES SHALL BE PLACED WITHIN DETAILS OF THE EASEMENT”; PROVISION OF “BENCH ENCROACHMENT DETAIL ON SHEET 3”; CORRECTION OF CONTACT INFORMATION FOR WASTEWATER TREATMENT PLAN ON THE COVER SHEET AND ALSO SUBJECT TO THE CONDITION OF REVIEW, APPROVAL AND IMPLEMENTATION OF AGREED-UPON PERFORMANCE GUARANTEED PER SECTION 289-38.C AND FINALIZATION OF AN ACCESS EASEMENT AGREEMENT BETWEEN SPRINGETTSBURY TOWNSHIP AND CATERPILLAR TO ACCESS THE TOWNSHIP SANITARY SEWER LINE AND MANHOLE ON 693 NORTH HILLS ROAD PROPERTY; SATISFACTORY REVIEW OF STORMWATER FACILITY OPERATION AND MAINTENANCE REVIEWED BY THE TOWNSHIP ENGINEER AND FINAL APPROVEMENT OF DEP U.S. ARMY CORPS JOINT PERMIT AND PENNDOT HOP. MR. NACE WAS SECOND. MOTION UNANIMOUSLY CARRIED.

MURPHY Mr. Murphy thanked the board and the staff for help on the easement and all the other issues.

8. COMMUNICATION FROM SUPERVISORS

NACE Mr. Nace commented on the tragedy in York City with regard to the Firefighters investigating the fire. He asked everyone to keep the Firefighters in their thoughts and prayers.

WURSTER Mr. Wurster complimented the township on the handling of the roads over the recent snowstorm. He had received comments from several individuals he works with who live in the township about the excellent road cleanup. In addition, he recently had attended a Parks and Rec board meeting and heard an interesting presentation on Pickle Ball. He thanked Mr. Lacey and his board for allowing him to attend the meeting.

9. COMMITTEE REPORTS

A. Historic Preservation Committee

SMITH Steve Smith presented an update on the Historic Preservation Committee. He had provided the board with a copy of his report. He reported on the following:

- Membership – New committee member to be interviewed bringing the number back up to nine.
- Most Historically Significant Sites and Structures – Still holding at 103; evaluating some additional sites; ongoing.

- Sites on the 1860 map – all have been evaluated; focusing on 17 potential 1860 properties in the Pleasureville area.
- Camp Security Preservation Area - Friends of Camp Security working with Shippensburg University, Geography Earth Science to undertake a geophysical study. Results will determine next steps and next dig.
- Comprehensive Plan Steering Committee - Historic Preservation Committee has Dave Hetzel and Sharon Tapp working with the committee. Formulating goals toward updating community character.
- Committee Files and Archives – All in one location within Community Development.
- Historic Property Plaque Program – Plaques have been received to sell to owners of historic properties at \$150.
- Historic Site signs – Handout provided for the board showing potential for site signs. Locations to be determined.

10. SOLICITOR’S REPORT

RAUSCH Solicitor Rausch stated that he had nothing to add to his written report. He offered to respond to questions, but there were none.

11. MANAGER’S REPORT

A. Manager’s Report

MARCHANT Mr. Marchant noted that he had nothing to add to his written report except that every department is doing very well with no issues.

NACE Mr. Nace stated that he appreciated the information Mr. Marchant had provided with regard to the vacancy rate in the township. He noted a vacancy rate of 4% is absolutely great. He noted that there is a difference between business expansion and business retention. He suggested that the focus of action at this time is what to do to keep the businesses here.

SWOMLEY Chairman Swomley added that there are areas where businesses are struggling. To get ahead of the curve it would be good to talk to brokers, developers or management companies that handle those properties to stay engaged with them. He noted that the area of Market and Mt. Zion had been rezoned for the ability to do something on that corner. The York Valley Inn site would be another opportunity for outreach.

WURSTER Mr. Wurster added that the board should provide Mr. Marchant some direction as to what level of engagement is needed. He added that each individual in the community can become economic developers as discussions take place on projects or properties. Mr. Marchant needs to know what the intent is of some of the property owners, such as whether they have plans to develop or not. It is

important to make township property owners aware that the township is willing to help them to make things happen.

MARCHANT Mr. Marchant responded that he is getting to know property owners, which is an integral part of the relationship. There are tenants, property owners, people who lease, people who own; a wide variety. He is having discussions with them to position the township for opportunities as they arise.

SWOMLEY Chairman Swomley brought up the issue of illegal signage. He asked Ms. Fieldhouse if all the numbers are called.

FIELDHOUSE Ms. Fieldhouse responded that they are calling every single time.

SWOMLEY Chairman Swomley asked whether they call the second time the sign is back up in the same location. He asked whether that is when a citation is issued.

FIELDHOUSE Ms. Fieldhouse responded that they don't do a second phone call. They are advised to come in and pick up their signs or they will be discarded. They have to get a permit, and if they are not willing to come in and get a permit and continue to put signs out, then an enforcement letter is issued to both the local and the national office. She noted that some of the individuals are marketers, and they do have a regional office. She indicated if they are missing anything, let them know and they will go out and pick up the signs.

SWOMLEY Chairman Swomley asked for an update on Wallingford.

FIELDHOUSE Ms. Fieldhouse responded that the meeting went very well. She felt the people walked in very skeptical and left much happier. She thought that the ones who attended the meeting would be in favor of the vote; however, they only represented 12 to 15 households out of the 85 that are there. The vote needs to be scheduled. She reported that the HOA asked to do an in-person meeting between staff and a member of the board. She had asked for clarification as to why they felt that meeting was necessary. That is where it is being held up. The staff person for the HOA, the management company, is waiting to hear back from the HOA board. When she left the meeting, she did not think there was anything necessary to communicate other than a strategy as to how to implement the vote. She is looking for anything that might have been missed, but if not, they will push for the vote and use whatever resources are necessary to get that done.

SWOMLEY Chairman Swomley noted that he had seen a note about dedication of the work that has been done. He wanted to make sure not to lose sight of the fact that there is more work to be done if the vote doesn't go through.

FIELDHOUSE Ms. Fieldhouse agreed and stated that she had been very clear about that during the presentation.

12. ORDINANCES AND RESOLUTIONS

- A. Ordinance No. 2018-05 – Establishing a Restriction on Truck Traffic on Designated Portions of Eden Road and Paradise Road.

MR. NACE MOVED TO APPROVE ORDINANCE NO. 2018-05 RELATED TO CHAPTER 312 ESTABLISHING TRUCK RESTRICTIONS ON EDEN ROAD, NORTHBOUND BETWEEN GATE ONE ON EDEN ROAD AND PARADISE ROAD, AND ON PARADISE ROAD EASTBOUND BETWEEN EDEN ROAD AND NORTH SHERMAN STREET. MR. WURSTER WAS SECOND. MOTION UNANIMOUSLY CARRIED.

- B. Resolution No. 2018-31 – Disposition of Records

MR. NACE MOVED TO AUTHORIZE RESOLUTION 2018-31, DISPOSITION OF RECORDS AS OF 2010. MR. DVORYAK WAS SECOND. MOTION UNANIMOUSLY CARRIED.

13. OLD BUSINESS

There was no Old Business.

14. NEW BUSINESS

There was no New Business.

15. ADJOURNMENT

SWOMLEY Chairman Swomley adjourned the meeting at 7:50 p.m.

Respectfully submitted,

Doreen K. Bowders
Secretary

ja