

**SPRINGETTSBURY TOWNSHIP
REGULAR MEETING**

**MAY 25, 2023
APPROVED**

The Springettsbury Township Board of Supervisors held a Regular Meeting on Thursday, May 25, 2023 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.

MEMBERS IN

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, Township Engineer
Diana Young, Environmental Engineer
Dori Bowders, Director of Administrative Operations
Randall Heilman, Community Development Director
Denny Crabill, Director of Public Works
Teresa Hummel, Director of Finance
Todd King, Chief of Police
Daniel Hoff, YAUFRR Chief
Abby Gibb, Communications Manager
Sue Sipe, Stenographer

1. CALL TO ORDER

A. Opening Ceremony

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

2. ANNOUNCEMENT OF EXECUTIVE SESSIONS

SWOMLEY Chairman Swomley announced there would not be an Executive Session this evening.

3. COMMUNICATION FROM CITIZENS

Gene Schrum – 61 Roselyn Drive

SCHRUM Mr. Schrum commented on the bee ordinance noting due to a miscommunication he missed attending the meeting where it was discussed and approved. He

questioned what the sizes of beehives are and what would be permitted. He provided photos which show hives on a neighboring property. He determined the owner added more hives since the ordinance was approved. Other photos showed bees on the surface of his pool, as well as feces on his truck. Mr. Schrum was advised to contact Community Development who will research the situation.

4. ENGINEERING REPORTS

A. Environmental Engineer – Buchart Horn, Inc.

YOUNG Ms. Young indicated she had no update to her report. She offered to answer any questions. She noted Scott Loercher was in attendance to answer questions about the administrative building project.

B. Civil Engineer – First Capital Engineering, Inc.

LUCIANI Mr. Luciani reported Davies Drive work is continuing. York Excavation is removing top soil and as part of their project they are installing a water line.

SWOMLEY Chairman Swomley asked about manholes which are higher than the surface of the road.

LUCIANI Mr. Luciani noted the exposed manholes will be adjusted.

Mr. Luciani stated in another update they are beginning to receive shop drawings for the Arly work. They provided the Notice to Proceed to the contractor, JDI.

SWOMLEY Chairman Swomley asked about the ‘no left turn’ at Carol Road and Edgewood Road, as to which direction it refers to.

HODGKINSON Mr. Hodgkinson clarified coming out from Carol Road vehicles cannot turn left onto Edgewood. He noted he asked the developer what changed to prompt this. He did not receive a response yet.

5. CONSENT AGENDA

A. Acknowledge Receipt of April 30, 2023 Treasurer's Report

B. Board of Supervisors Regular Meeting Minutes - May 11, 2023

C. Regular Payables as Detailed in Payable Listing of May 25, 2023

D. Uhrig Construction, Inc. - Springettsbury Township Building Renovation and Expansion Project - Application for Payment No. 23 in an amount not to exceed \$174,683.01

- E. CDM Smith, Inc. - Development of Comprehensive Plan and Updates to Zoning and Subdivision and Land Development Ordinances Project - Invoice #90178278 in an amount not to exceed \$15,732.38

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

6. BIDS, PROPOSALS, CONTRACTS AND AGREEMENTS

- A. Authorization to Execute Buchart Horn, Inc. Proposal for Design and Bid Phase Services for Springettsbury Park Lighting, Security and Electrical System Upgrades in an amount not to exceed \$71,300

HODGKINSON Mr. Hodgkinson stated this is funded as part of the \$1,000,000 grant through DCED.

MR. WURSTER MOVED TO AUTHORIZE BUCHART HORN, INC. PROPOSAL FOR DESIGN AND BID PHASE SERVICES FOR SPRINGETTSBURY PARK LIGHTING, SECURITY AND ELECTRICAL SYSTEM UPGRADES IN AN AMOUNT NOT TO EXCEED \$71,300. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.

- B. Authorization to Purchase Mayco LS300GKWR Concrete Pump through Multiquip, Inc. in an amount not to exceed \$83,115.25 (Sourcewell Discount Contract #020923-MTQ)

HODGKINSON Mr. Hodgkinson stated this is in the General Fund capital improvements contract for Public Works.

MR. WURSTER MOVED TO AUTHORIZE THE PURCHASE MAYCO LS300GKWR CONCRETE PUMP THROUGH MULTIQUIP, INC. IN AN AMOUNT NOT TO EXCEED \$83,115.25 (SOURCEWELL DISCOUNT CONTRACT #020923-MTQ). MR. BISHOP WAS SECOND. MOTION UNANIMOUSLY CARRIED.

- C. Authorization to Purchase Smith and Loveless Model 4B3B Star One Vacuum Primed Complete Pump through Hydro-Numatic Sales Company, Inc. in an amount not to exceed \$27,465 (Sole Source)

HODGKINSON Mr. Hodgkinson stated this is a new pump for one of the pump stations and is a Springettsbury sewer fund purchase.

MR. WURSTER MOVED TO AUTHORIZE PURCHASE OF SMITH AND LOVELESS MODEL 4B3B STAR ONE VACUUM PRIMED COMPLETE PUMP THROUGH HYDRO-NUMATIC SALES COMPANY, INC. IN AN AMOUNT NOT TO EXCEED \$27,465 (SOLE SOURCE). MR. BISHOP WAS SECOND. MOTION UNANIMOUSLY CARRIED.

- D. Authorization to Purchase Alpha Laval ALDEC 556 Centrifuge Rotating Assembly through Alpha Laval, Inc. in an amount not to exceed \$313,000 (Sole Source)

HODGKINSON Mr. Hodgkinson stated this is not in the budget and would be a shared sewer expense. He and Mr. Crabill explained the process and the pricing.

MR. DVORYAK MOVED TO AUTHORIZE PURCHASE OF ALPHA LAVAL ALDEC 556 CENTRIFUGE ROTATING ASSEMBLY THROUGH ALPHA LAVAL, INC. IN AN AMOUNT NOT TO EXCEED \$313,000 (SOLE SOURCE). MR. WURSTER WAS SECOND. MOTION UNANIMOUSLY CARRIED.

7. SUBDIVISIONS AND LAND DEVELOPMENT

- A. SD-2020-0002 - 4100 Lincoln Highway, LLC
Neal Metzger, Site Design Concepts

HEILMAN Mr. Heilman stated this is the subdivision portion of this plan which was originally submitted at the end of 2020. The land development portion will be continued later. The property lies in both Springettsbury Township and Hellam Township. Lot #1 in Springettsbury Township is 4.67 acres and Lot #2 in Hellam Township is the remaining .68 acres.

METZGER Mr. Metzger stated the 10-acre lot is undeveloped and is located just east of Sheetz. The parcel in Springettsbury Township is zoned Flexible Development and the parcel in Hellam is Commercial-Industrial. They are proposing to subdivide the two lots. They are processing land development plans in anticipation of constructing a warehouse. At this time, they are requesting consideration for granting four waivers associated with the final subdivision plan along with the conditions of approval. There are no proposed improvements. Both lots have street frontage.

Waivers requested:

1. §289-10 – Preliminary Plan

Waiver has been requested to not submit a preliminary plan. The justification by the applicant is that they are submitting a combined Preliminary/Final Subdivision Plan. The submission is a two-lot subdivision and there are no improvements for the plan.

2. §289-11 – Preliminary Plan Specifications

A waiver has been requested to defer all specifications needed for the submittal of a preliminary plan. The submission is a two-lot subdivision and there are no improvements for the plan.

3. §289-13.A. – Plan Size and Scale

A modification is requested to allow the size of the Plan Sheets to be 30”X42” rather than the required size of 24”x36”. Additionally, the applicant is requesting a modification of the scale at 40’ to the inch rather than the required 50’ or 100’ to the inch.

4. §289-25-39 – Improvement Specifications

A waiver is requested to defer the requirements for Improvement Specifications of Sections 26-Monuments, 27-Streets and Aprons, 28-Sewage Disposal, 29-Water Supply, 30-Storm Drainage, 31-Curbs and Gutter, 32 Sidewalks, 33-Street Name & Street Sign, 34-Fire Hydrants, 35-Landscaping and Buffer Yards, 36-Streetlights, 37-Changes, 38- Performance Requirements, 39-Utilities” to the land development plan that is concurrently being reviewed and will come to the Board of Supervisors at a future date. The land development plan will feature all these requirements; however, for the purpose of the subdivision of this property into two lots, they are not deemed necessary. Proposed lot #2 of this subdivision plan is located within the boundaries of Hellam Township.
(It was noted this was changed to a modification.)

Mr. Metzger stated Hellam Township has conditionally approved the one acre in their Township.

It was noted the joint access easement agreement will allow Lot #1 to cross over to Lot #2 to get to Market Street.

MR. WURSTER MOVED WITH REGARD TO SD-2020-0002 - 4100 LINCOLN HIGHWAY, TO APPROVE THE PLAN SUBJECT TO THE FOLLOWING WAIVERS:

§289-10 – Preliminary Plan

§289-11 – Preliminary Plan Specifications

AND SUBJECT TO THE FOLLOWING MODIFICATIONS:

§289-13.A. – Plan Size and Scale

§289-25-39 – Modification to Defer the Requirements for Improvement Specifications of Sections 26-Monuments, 27-Streets and Aprons, 28-Sewage Disposal, 29-Water Supply, 30-Storm Drainage, 31-Curbs and Gutter, 32 Sidewalks, 33-Street Name & Street Sign, 34-Fire Hydrants, 35-Landscaping and Buffer Yards, 36-Streetlights, 37-Changes, 38- Performance Requirements, 39-Utilities” to The Land Development Plan.

MR. BISHOP WAS SECOND. MOTION UNANIMOUSLY CARRIED.

MR. WURSTER MOVED WITH REGARD TO SD-2020-0002 - 4100 LINCOLN HIGHWAY, TO RECOMMEND APPROVAL OF THE PLANS SUBJECT TO THE FOLLOWING CONDITIONS:

1. §289-11.B(5)
2. §289-11.B(16)
3. §289-11.B(20) & §289-13.A(19)
4. §289-11.B(22)
5. §289-11.B(27)
6. §289-41.J(11)(c)

MR. BISHOP WAS SECOND. MOTION UNANIMOUSLY CARRIED.

- B. LD-2023-0002 - WCJ Pilgrim Wire, 220 Boxwood Lane
Bob Sandmeyer, Site Design Concepts

HEILMAN Mr. Heilman stated the purpose of this plan is to construct a 13,051 sq. ft. building addition onto an existing 48,019 sq. ft. manufacturing building, with parking lot modifications, concrete pad for a lube/oil recycler and a stormwater management facility on a 4,106 gross acre parcel. The site is in the flexible development zone. He noted the Planning Commission recommended approval of the modifications and waivers requested, as well as the land development plan.

SANDMEYER Mr. Sandmeyer stated the site is located on a cul-de-sac street. He stated they are requesting 7 waivers:

1. §289-10 – Preliminary Plan
2. §289-13.A. – Plan Scale
3. §289-21. – Traffic Impact Study
4. §289-26. – Monuments to Stone or Concrete
5. §289-27.C. – Street and Aprons
6. §289-35.C. – Landscaping and Buffer Yards
7. §281-15.C.3(c). – Maximum Impervious Loading Ratio of 3:1 in Karst Areas

Mr. Sandmeyer stated the project is a warehouse addition in the rear of the existing building for the purpose of enclosing all materials which are currently outside. They will not be adding employees or truck docks, etc.

Regarding stormwater, Mr. Sandmeyer indicated they are improving the site by removing almost half of the existing parking lot and reverting it to green space in the stormwater management basin area.

LUCIANI Mr. Luciani indicated there is an 18-inch pipe collecting water from the back of the building which flows into a 12-inch pipe.

MR. WURSTER MOVED WITH REGARD TO LD-2023-0002 – WCJ PILGRIM WIRE, TO APPROVE THE PLAN SUBJECT TO THE FOLLOWING MODIFICATIONS/WAIVERS:

- 1. §289-10 – Preliminary Plan**
- 2. §289-13.A. – Plan Scale**
- 3. §289-21. – Traffic Impact Study**
- 4. §289-26. – Monuments to Stone or Concrete**
- 5. §289-27.C. – Street and Aprons**
- 6. §289-35.C. – Landscaping and Buffer Yards**
- 7. §281-15.C.3(c). – Maximum Impervious Loading Ratio of 3:1 in Karst Areas**

MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.

MR. WURSTER MOVED WITH REGARD TO LD-2023-0002 – WCJ PILGRIM WIRE, TO APPROVE THE PLAN SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. §289-12.C**
- 2. §281-10.E**
- 3. General Comment - On page 85 of the SWM report A6 to EX-3 is a 24” pipe connecting into a pipe size of 12”.**
- 4. General Comment - On page 97 of the SWM report the contours start at 5,900 SF and reduce to 590 SF.**

MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.

8. COMMUNICATION FROM SUPERVISORS

SWOMLEY Chairman Swomley stated he received comments from Mark Robertson who indicated his development did not get trash pickup last week. Chairman Swomley asked if there are continuing issues with trash pickup.

HODGKINSON Mr. Hodgkinson indicated there have been recent misses from the garbage collectors, however when called to their attention they have gone back to pick it up. He indicated all complaints need to be forwarded to him and he will send an email to his contact.

9. COMMITTEE REPORTS

There were none.

10. SOLICITOR’S REPORT

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

11. MANAGER'S REPORT

HODGKINSON Mr. Hodgkinson referred to the six-month note which he indicated a letter was sent to First Post Restaurant to require a sidewalk be installed to connect to the railroad right of way as part of their parking lot.

BISHOP Mr. Bishop commented he noticed in the Community Development report, the Zoning Hearing Board granted a dimensional variance for a larger sign contingent upon the light level being reduced during certain times of the day for a church at 3430 Eastern Blvd. He questioned if that was permitted per the Ordinance.

HEILMAN Mr. Heilman indicated during that meeting there were complaints by adjacent property owners who indicated the illumination of a sign of that size would interfere with their quality of life. Ultimately, the Zoning Hearing Board added a condition that the sign illumination be reduced during nighttime hours.

12. ORDINANCES AND RESOLUTIONS

There were none.

13. OLD BUSINESS

A. Traffic Calming - Tenth Avenue, Eleventh Avenue and Whiteford Road

HODGKINSON Mr. Hodgkinson stated they received the speed humps and he and Mr. Crabill are coordinating where they will be placed.

B. Sidewalks - Eleventh Avenue and Whiteford Road – no report

C. American Rescue Plan – no report

D. York Area United Fire and Rescue Governance – no report

E. Springettsbury Township 2022-2026 Strategic Plan- no report

14. NEW BUSINESS

A. Discussion – Administration/Police Building Open House

HODGKINSON Mr. Hodgkinson stated the purpose of the discussion is to determine when the Open House should be held and if it should be held separately from other events or in conjunction with the public meeting for the Comprehensive Plan to be held in August.

Discussion was held as to what parts of the building would be on tour. It was noted only the lobby areas, community room and boardroom would be included. Mr. Hodgkinson indicated the police building would not be included in the Open House. It was recommended to have a separate event for the Open House in August, subsequently followed by the Comprehensive Plan event the following week. VIP tours would be held earlier. Ribbon cutting would occur at the public Open House.

Mr. Hodgkinson stated he will be in contact with Marion Hull to coordinate these events with the Comprehensive Plan meeting.

Scott Loercher - Buchart-Horn, Inc.

LOERCHER Mr. Loercher stated he was in attendance to address questions from the previous Board of Supervisors meeting regarding the process for the color selection for the administration building. He noted during the June 2020 meeting he provided exterior renderings, as well as interior renderings. He noted the process began with the police department building as they requested blue. Consequently, a complimentary color of orange was selected for the administrative building.

15. ADJOURNMENT

SWOMLEY Chairman Swomley adjourned the meeting at 8:21 p.m.

Respectfully submitted,

Doreen K. Bowders
Secretary

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