

**SPRINGETTSBURY TOWNSHIP  
REGULAR MEETING**

**MAY 27, 2021  
APPROVED**

The Springettsbury Township Board of Supervisors held a Regular Meeting on Thursday, May 27, 2021 at 7:00 p.m. at the offices of Springettsbury Township located at 1501 Mt. Zion Road, York, PA by Zoom technology.

**MEMBERS IN**

**ATTENDANCE:** George Dvoryak, Vice Chairman  
Charles Wurster, Assistant Secretary/Treasurer  
Don Bishop  
Robert Cox

**MEMBERS NOT**

**IN ATTENDANCE:** Mark Swomley, Chairman

**ALSO IN**

**ATTENDANCE:** Mark Hodgkinson, Township Manager  
Charles Rausch, Solicitor  
John Luciani, Civil Engineer  
Diana Young, Environmental Engineer  
Dori Bowders, Director of Administrative Operations  
Teresa Hummel, Finance Director  
Todd King, Police Chief  
Dennis Crabill, Director of Public Works/WWT  
Nitza Sanchez-Bowser, Director of Human Resources  
Randall Heilman, Director of Community Development  
Dan Hoff, YAUFRA Chief  
Abby Gibb, Communications Manager  
Jean Abreght, Stenographer

**1. CALL TO ORDER**

A. Opening Ceremony

**DVORYAK** Vice Chairman George Dvoryak called the meeting to order. The Pledge of Allegiance was eliminated in the interest of time.

**2. ANNOUNCEMENT OF EXECUTIVE SESSIONS**

**DVORYAK** Vice Chairman Dvoryak announced that no Executive Sessions had been held since the last meeting; however, one was scheduled this date to discuss a legal matter involving HR Pharmaceuticals Mercantile Tax Appeal.

**3. COMMUNICATION FROM CITIZENS**

There were no citizen comments.

**4. ENGINEERING REPORTS**

A. Environmental Engineer – Buchart Horn Inc.

**YOUNG** Diana Young stated that she had nothing to add to her written report. She offered to respond to questions, but there were none.

B. Civil Engineer – First Capital Engineering, Inc.

**LUCIANI** John Luciani had provided his monthly report, and he had two updates. He advised that there were no zoning applications. He advised there will be no Zoning Hearing Board meeting in June. He added that Agenda Item E on the Agenda under Land Development Plans will not be reviewed as JLS Automation is making some plan adjustments.

**WURSTER** Mr. Wurster questioned item 1.2 on animated signs. He asked whether Mr. Luciani had any insight as to whether the township’s animation restrictions are more conservative or more liberal than the average in the Commonwealth.

**LUCIANI** Mr. Luciani responded that there are a lot of communities that allow animated signs, but he did not have a position. The township’s animation restriction is eight times per day, so every three hours; time and temperature are allowed as well. Time and temperature are allowed as well. The signs along Route 30 are so visible that people want to mirror the applications that come on. He agreed that they are restrictive; however, he did not want the township to begin looking like Las Vegas, which is the board’s decision..

**5. CONSENT AGENDA**

- A. Acknowledge Receipt of April 30, 2021 Treasurer’s Report
- B. Board of Supervisors Regular Meeting Minutes – April 8, 2021
- C. Board of Supervisors Regular Meeting Minutes – May 13, 2021
- D. Regular Payables as Detailed in Payable Listing of May 27, 2021
- E. Authorization to Approve Real Estate Tax Refund Request for Tax Year 2021 – Michael F. Riccio, 36 North Vernon Street (Parcel #46-2-242) in the amount of \$193.79
- F. Authorization to Approve Real Estate Tax Refund Request for Tax Year 2021 – SBA Towers II LLC, 2611 East Market Street (Parcel #46-JJ-04-T0001) in the amount of \$60.03

- G. Uhrig Construction, Inc. – Springettsbury Township Building Renovation and Expansion Project - Change Order No. 1 in an amount not to exceed \$210,068.86

**MR. WURSTER MOVED TO APPROVE CONSENT AGENDA ITEMS A THROUGH G AS PRESENTED. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

**6. BIDS, PROPOSALS, CONTRACTS, AND AGREEMENTS**

- A. Authorization to Award Pulverized Quicklime Bid to Graymont, Inc. for the period June 1, 2021 through May 31, 2026 (5-Year Average Cost Per Ton \$119.31)

**MR. WURSTER MOVED TO AWARD THE PULVERIZED QUICKLIME BID TO GRAYMONT, INC. BASED ON THEIR LOW BID AS PRESENTED. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

- B. Authorization to Approve Buchart Horn, Inc., Proposal for Wastewater Treatment Facility Expansion Study in an amount not to exceed \$90,000

**MR. WURSTER MOVED TO ENGAGE BUCHART-HORN FOR THE WASTEWATER TREATMENT PLANT EXPANSION STUDY AS OUTLINED IN THE SCOPE FOR A FEE OF \$90,000. MR. BISHOP WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

**7. SUBDIVISIONS AND LAND DEVELOPMENT**

- A. CU-2021-0002 – Allowing Reconstructed and Reutilized Drive-Thru Window for Popeye’s Fast Food Restaurant – 2818 East Market Street

**MR. WURSTER MOVED FOR ADOPTION OF THIS PLAN SUBJECT TO THE FOLLOWING WAIVERS: SECTION 325-205.C 1 – STREET TREES; SECTION 325-06.B – ACCESS CURB CUTS; SECTION 325-207.C.1.i – TRAFFIC EVALUATION; AND SECTION 325-37.A.22 – PERMITTED PRINCIPLE USES. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

- B. SD-2021-0002 – Springetts Retreat Phase 2A – Pleasant Valley, Ridgewood and Alcott Roads

**LUCIANI** Mr. Luciani stated that representing the plan was Ted Vanarsdale, Project Manager, Warehouse, and Mike Jeffers, Kinsley both present to speak for the project. The project is Phase 2A to build another 20 homes within the development and bond \$1,468,164.50 million.

**MR. WURSTER MOVED FOR CONDITIONAL APPROVAL OF PHASE 2A FINAL OF THIS PROJECT SUBJECT TO THE BOND ESTIMATE BEING FINALIZED OF \$1,468,164.50 AND THE PAYMENT OF ALL APPLICABLE TOWNSHIP FEES FOR**

**THIS PROJECT. MR. BISHOP WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

C. SD-2021-0003 – Emenheiser Final Subdivision Plan – 2576 Sandy Lane

**LUCIANI** Mr. Luciani indicated that the Emenheiser plan is located at Sandy Lane. John Runge, Gordon Brown Associates was present to speak of the plan if needed. Mr. Emenheiser was present as well. He owns two lots and has a home on one of the lots. The project is to add a large porch addition on to their current home, which would encroach onto the other lot they own. They wish to combine the two parcels into one in order to do the addition.

**MR. WURSTER MOVED, WITH REGARD TO PLAN 173-538 FINAL SUBDIVISION PLAN FOR APRIL AND JOSEPH EMENHEISER, TO APPROVE SUBJECT TO THE FOLLOWING WAIVERS: SECTION 289-13.A; SECTION 289-14.B.1 MINOR SUBDIVISION WAIVER; SECTION 289-14.B.2 MINOR SUBDIVISION WAIVER PROPOSED USE IN ZONING; SECTION 289-14.B.3 MINOR SUBDIVISION WAIVER SIGNATURE BLOCKS FOR BOS PC YCCP AND SECTION 289-26 MONUMENTS. MR. BISHOP WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

D. LD-2020-0009 – 334 Hospitality, LLC – 2841 East Prospect Road

**LUCIANI** Mr. Luciani introduced the plans for 334 Hospitality, LLC, which included a Subdivision and a Land Development Plan. The Planning Commission had reviewed the plan favorably. The plan also included a portion in Springettsbury and in York Township. Josh George, Site Design Concepts, and Themis Sacarellos, Owner of the property were present to discuss the plan.

**GEORGE** Josh George discussed a number of items, which are summarized:

- Four existing lots turned into three new lots including the old Getty Gas Station, Pizza Shop, Steinmetz Coins and Strictly Fitness to be combined and lot lines moved.
- Outstanding conditions include a sewer line from Carroll Road to East Prospect Road in the Land Development Plan to be referenced in the Subdivision Plan signatures and a number of waivers.
- Site/Layout Plan includes driveway from Strictly Fitness going onto Carroll Road. Mr. Sacarellos negotiated an access easement agreement with Strictly Fitness. Agreement to be in writing to erect a curb closing the current access.

**MR. WURSTER MOVED FOR APPROVAL OF THE SUBDIVISION PLAN AS WAS SUBJECT TO THE WAIVERS AS INDICATED ON THE SUBDIVISION PLAN, PLAN SET, PAGE 1. MR. BISHOP WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

**MR. WURSTER MOVED, WITH REGARD TO LAND DEVELOPMENT PLAN 173-534 A&B, FOR APPROVAL SUBJECT TO THE FOUR WAIVERS AS IDENTIFIED**

**ON THE BOARD OF SUPERVISORS PLAN SUMMARY AND SUBJECT TO THE SPECIFIC DESIGN CONCERNS AND DEFICIENCIES AS OUTLINED ON SAID SUMMARY; TO ALSO INCLUDE A SPECIAL CONDITION WHEREBY IT IS AGREED THAT THE DEVELOPER WORKS WITH THE ADJACENT PROPERTY OWNER KNOWN AS STRICTLY FITNESS TO ACHIEVE A PHYSICAL CLOSING AGREEMENT CONSISTENT OR APPROVED BY THE TOWNSHIP SOLICITOR. MR. BISHOP WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

**8. COMMUNICATION FROM SUPERVISORS**

**WURSTER** Mr. Wurster reported that he had participated in one of the Strategic Planning Sessions for the York Area United Fire and Rescue. They have taken a deep, professional and strategic approach to some of the issues facing the agency. He cited one highlight concerning the 911 Center, which is understaffed relative to dispatchers, which could be a problem and a challenge. Mr. Wurster noted that the 911 is in Springettsbury Township, which is a public policy matter. He saluted YAUFR not only for highlighting that issue, but also their leadership in trying to alleviate that in certain emergency situations.

**BISHOP** Mr. Bishop reported that the township had received some correspondence from Tom Ryan to the Tax Collector regarding paying taxes with a credit card or other electronic means. Mr. Bishop had a phone conversation with Mr. Ryan and tried to explain to him some of the complexities of doing so from the township's point of view.

**9. COMMITTEE REPORTS**

**A. Historic Preservation Committee – Stephen Smith**

**SMITH** Stephen Smith presented the Historic Preservation Committee report. He discussed several items, which are summarized:

- 1) History Nights; in-person in the Board Room, July 14, 2021; Zoom and record.
  - Other History Nights had been presented at Wisheaven and the Historical Society.
  - Fully supported by the Board of Supervisors
- 2) Interpretive Panels – Searching for photo of Augustus Schaeffer
  - Review with Parks and Rec
  - Plaques back-to-back; summary of history of Township's Recreational Department and rest of parks in the Township.
  - Review with property owner at 710 Haines Road for placement
- 3) Time Capsule by the police station buried in 1991 on the 100<sup>th</sup> Anniversary of the Township. He wanted to be sure that something is done with it and that it won't be lost during the demolition.

**HODGKINSON** Mr. Hodgkinson assured Mr. Smith that the Time Capsule had been discussed but no decision had been made to date.

**10. SOLICITOR'S REPORT**

**RAUSCH** Solicitor Rausch stated that he had nothing to report other than the Executive Session to be held immediately following adjournment.

**HODGKINSON** Mr. Hodgkinson stated that there would be a different log in for the Executive Session.

**11. MANAGER'S REPORT**

A. Manager's Report

**HODGKINSON** Mr. Hodgkinson noted that he did not have anything to add to his written report. He offered to respond to questions.

**RAUSCH** Solicitor Rausch questioned Mr. Hodgkinson about Davies Drive. He asked whether HRG is doing anything with the grant application.

**HODGKINSON** Mr. Hodgkinson responded that he met with their Grant Specialist and reviewed a list of items, as well as provided information that she needed. One of the things she mentioned is that a coordination meeting with our local representatives will likely happen. She is applying for both; they are not applying, but she is doing the grant applications for the Finance Authority portion, multi-modal and the PennDOT portion. The Finance Authority had a deadline of the end of July and PennDOT's deadline is in September.

**12. ORDINANCES AND RESOLUTIONS**

A. Ordinance No. 2021-04 – Regulating the Operation and Use of Off-Road Recreational Vehicles

**MR. WURSTER MOVED TO PUT THE QUESTION ON THE TABLE, WHICH MEANS TO TABLE IT. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

B. Resolution No. 2021-33 – Authorizing Small Flow Treatment Facility for Property Located at 504 Stonewood Road

**MR. COX MOVED FOR APPROVAL OF RESOLUTION 2021-33 AUTHORIZING THE SMALL FLOW TREATMENT FACILITY FOR 504 STONEWOOD ROAD. MR. WURSTER WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

**13. OLD BUSINESS**

A. Old Business Listing

There were no items discussed.

**14. NEW BUSINESS**

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- A. Discussion on Draft GOYORK 2045 Metropolitan Transportation Plan – Chris Caba,  
York County Planning Commission

**DVORYAK** Mr. Dvoryak brought forward the survey with regard to the draft GO YORK  
2045. The survey was provided for the board members to review.

**15. ADJOURNMENT**

**DVORYAK** Vice Chairman George Dvoryak adjourned the meeting at 8:45 p.m.

Respectfully submitted,

Doreen K. Bowders  
Secretary

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