

**SPRINGETTSBURY TOWNSHIP  
REGULAR MEETING**

**AUGUST 25, 2016  
APPROVED**

The Springettsbury Township Board of Supervisors held a Regular Meeting on Thursday, August 25, 2016 at 8:00 p.m. at the offices of Springettsbury Township located at 1501 Mt. Zion Road, York, PA.

**MEMBERS IN**

**ATTENDANCE:** Mark Swomley, Chairman  
Blanda Nace  
Kathleen Phan  
George Dvoryak  
Bill Schenck

**ALSO IN**

**ATTENDANCE:** Charles Rausch, Solicitor  
John Luciani, Civil Engineer  
Dennis Crabill, Environmental Engineer  
Dori Bowders, Manager of Administrative Operations  
Jessica Fieldhouse, Director of Community Development  
Barbara Lindeman, Director of Finance  
Mark Hodgkinson, Director of Wastewater Treatment Plant  
Nitza Sanchez-Bowser, Director of Human Resources  
Colin Lacey, Director of Parks and Recreation  
Dan Stump, Chief, Police Department  
Jay VanPelt, YAUFRR  
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 announced that no Executive Sessions had been held since the last Board of Supervisors meeting.

**3. COMMUNICATION FROM CITIZENS**

**BREECH** John Breech, 3714 Bedfordshire Drive, questioned the status of the investigation into when Keystone would complete the Wallingford Development.

**LUCIANI** Mr. Luciani responded that a discussion was held with Bill Briegel, Vice President of Keystone Custom Homes, which was followed by a letter indicating that nothing would be done during 2016. The Board of Supervisors directed that a letter be sent documenting that the work must be completed by May 31, 2017; otherwise the township will begin the process of performing the work using the bond to complete the task. Mr. Luciani is expecting to receive a schedule for the work to be done.

**BREECH** Mr. Breech indicated that he was pleased there is something in writing.

**SCHENCK** Mr. Schenck added that the board had taken the action. Mr. Luciani had communicated with them and they verbally stated they thought they would have it done by the end of May, 2017. The board further took the action in writing that the work will be completed by May 31, 2017; otherwise the bonding will be used to complete the development.

#### **4. ENGINEERING REPORTS**

A. Environmental Engineer – Buchart Horn, Inc.

**CRABILL** Dennis Crabill had submitted a written monthly report. He provided one update relating to the PA Water and Sewer Small Projects Grant that just came out in July. The grant covers any project between \$30,000 and \$500,000 for wastewater, water distribution or maintenance of the systems. They had evaluated the current projects that might benefit; however, none of the projects for the near future fall into the categories for this grant.

**NACE** Mr. Nace added that there was an attempt by Spring Garden Township to acquire that grant for the project on Loucks Mill Road. The grant is running through the Governor's Action Team.

**FIELDHOUSE** Ms. Fieldhouse stated that there had been multiple emails recently with the direction to run the communication through Spring Garden Township. She noted that eventually the municipality receives whatever proposal the development comes with, and there may or may not be something coming to Springettsbury.

**RAUSCH** Solicitor Rausch reported that the emails sent by Mr. Bupp on the Loucks Mill Road property indicated that in his mind that the sewer siphon issue was still on that table; that that was still an option for him to continue to use the sewer siphon. Solicitor Rausch noted he had advised his attorney this date that a termination

letter was sent back in June of 2015 for termination of the 1972 agreement, terminated as of June 2017.

**SWOMLEY** Chairman Swomley noted the lines will be capped.

**RAUSCH** Solicitor Rausch noted they had been working on making the connection to the township line that is by the pump station on Loucks Mill Road. He wanted the board to be aware of the current position that the agreement is terminated.

B. Civil Engineer – First Capital Engineering, Inc.

**LUCIANI** John Luciani had provided a written monthly report. He had several updates:

- Wallingford Development – Stated earlier during the Agenda.
- As of August 4<sup>th</sup> Mr. Luciani served as the Zoning Officer. During the August meeting there was a case involving chickens in the Yorklyn area. The individual who owned the chickens had some depression issues and they were considered “therapy chickens.” The Zoning Hearing Board gave approval to keep and maintain four chickens with the proviso that if any of the chickens died they cannot be replaced. He wanted the board to be aware of this action.

**PHAN** Ms. Phan commented that the No Parking signs seem to be effective in the area of McDonalds.

**SCHENCK** Mr. Schenck noted that the school buses did move down to Yorklyn Gate.

**SWOMLEY** Chairman Swomley asked for consensus of the board to move ahead on the Agenda to handle the traffic light at Industrial Highway and Mt. Zion Road.

### **13. NEW BUSINESS**

A. York Container Company – Intersection of Mt. Zion Road and Industrial Highway

**ANDREWS** Pete Andrews, Environmental Health and Safety Administrator, York Container Company requested approval of PennDOT T160. He explained that form T160 was required for modification of a traffic signal. He stated that York Container had requested a review by PennDOT and had approval of the louvers for a southward facing on Concord Road. He noted in traveling north on Mt. Zion Road, the light at the intersection is confused with the light at Concord Road. The focus is on the Concord Road light rather than the Industrial Highway light creating a safety risk. Driving southbound the lights are hidden in the background

of homes with shrubs and trees. He requested the board's assistance in decreasing the risk of a dangerous intersection.

A lengthy discussion took place which is summarized:

- Potential cost for repairs approximately \$2,000 to \$3,000 with drawings, engineering.
- York Container employs 280 to 300 employees traveling through the light daily.
- Current signal is older version, 1980's, 90's.
- Process will likely take at least 60 days to complete.
- Non-budgeted item but would be eligible to come from Liquid Fuels Fund.

**DVORYAK** Mr. Dvoryak commented that he would be in favor of doing what is possible to assist in this public safety issue for York Container as well as for the residents.

**SCHENCK** Mr. Schenck added that there definitely is a problem. He stated that he values the citizenship of York Container. It is a good manufacturing company that made the decision to stay in this township, provides livable wages so people can actually afford to live in the township where they work.

**MR. NACE MOVED TO PARTNER WITH YORK CONTAINER WITH THE APPLICATION OF THE T160 FORM TO PENNDOT AND THE REQUIRED FEES TO COME FROM THE LIQUID FUEL FUNDS IN AN AMOUNT NOT TO EXCEED \$3,000. MOTION UNANIMOUSLY CARRIED.**

**5. CONSENT AGENDA**

- A. Acknowledge Receipt of July 31, 2016 Treasurer's Report
- B. Board of Supervisors Public Hearing Minutes – July 28, 2016
- C. Board of Supervisors Meeting Minutes – July 28, 2016
- D. Regular Payables as Detailed in Payable Listing of August 25, 2016
- E. SD-07-06 – Time Extension – Triplet Springs – Plan Expires 9/16/16 (New Plan Date 3/15/17)

**MR. SCHENCK MOVED TO APPROVE CONSENT AGENDA ITEMS A THROUGH E. MOTION UNANIMOUSLY CARRIED.**

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

- A. Authorization to Execute Sewer Utility Easement Agreement – 3649 Cimmeron Road (Cookson)

**MR. SCHENCK MOVED TO AUTHORIZE THE SEWER UTILITY EASEMENT AGREEMENT OR COOKSON PROPERTY IN THE AMOUNT OF \$1,500. MOTION UNANIMOUSLY CARRIED.**

- B. Authorization to Approve Change Order Request No. 1 – YSM Landscape Architects – Springettsbury Township Park Playground Project in an amount not to exceed \$3,250

**MR. SCHENCK MOVED TO APPROVE CHANGE ORDER REQUEST NO. 1, YSM LANDSCAPE IN THE AMOUNT OF \$3,250. MOTION UNANIMOUSLY CARRIED.**

- C. Authorization to Purchase Equipment from General Recreation, Inc. for Springettsbury Township Park Playground Project in an amount not to exceed \$299,999 (COSTAR)

**MS. PHAN MOVED TO APPROVE THE QUOTE FOR GENERAL RECREATION FOR SPRINGETTSBURY PARK PLAYGROUND EQUIPMENT IN AN AMOUNT OF \$299,999. MOTION UNANIMOUSLY CARRIED.**

- D. Authorization to Advertise Bids for New Gasoline and Diesel Fuel System

**MR. DVORYAK MOVED TO AUTHORIZE ADVERTISING FOR THE NEW FUEL SYSTEM. MOTION UNANIMOUSLY CARRIED.**

- E. Authorization to Purchase 2016 Takeuchi TL12V2 Compact Track Loader from Groff Tractor in an amount not to exceed \$80,000 (State Contact #2420)

**MR. SCHENCK MOVED TO AUTHORIZE THE PURCHASE OF THE COMPACT TRACK LOADER IN THE AMOUNT NOT TO EXCEED \$80,000. MOTION UNANIMOUSLY CARRIED.**

- F. Authorization to Award Bid for Market Street Sanitary Sewer Replacement Project to Barrasso Excavation, Inc. in an amount not to exceed \$152,000.

**MR. SCHENCK MOVED TO AUTHORIZE THE BID FOR THE EAST MARKET SANITARY SEWER PROJECT FROM BARRASSO EXCAVATION IN THE AMOUNT OF \$152,390. MOTION UNANIMOUSLY CARRIED.**

- G. Approval of Township Manager Employment Agreement

**MR.DVORYAK MOVED TO APPROVE THE TOWNSHIP MANAGER EMPLOYMENT AGREEMENT. MOTION CARRIED 4/1. MS. PHAN, MESSRS SCHENCK, SWOMLEY AND DVORYAK VOTED IN FAVOR; MR. NACE VOTED OPPOSED.**

**7. SUBDIVISIONS AND LAND DEVELOPMENT**

- A. LD-16-03 – White Deer Expansion – 10/1/16 (Action)  
Chad Peters, Evan Laub, C. S. Davidson

**PETERS** Chad Peters presented the background information which had been provided to the board. York County proposes to build a 13,000 square foot expansion to the White Deer Run Substance Abuse Facility on their campus off of Heindle Road and Davies Road in Springgettsbury Township.

**LAUB** Evan Laub spoke concerning the two uses, one which is a Methadone Clinic and the other an In-Patient Rehab Detoxification Center.

Additional discussion took place concerning several waivers, street lights, sidewalk modification and the need for bonding and signatures.

**MR. SCHENCK MOVED TO APPROVE LD-16-03 WITH THE FIVE WAIVERS LISTED ON THE MEMO; WITH THE ADDITIONAL REQUIREMENT OF PROPER SIGNATURES AND BONDING AND FURTHER MOVE TO APPROVE THE REQUESTED MODIFICATIONS AS WELL. MOTION UNANIMOUSLY CARRIED.**

- B. LD-16-02 – Aldi’s – Conditional Use Master Plan Approval

**LUCIANI** Mr. Luciani presented background information for the plan which proposes to add 2,000 square feet to the existing facility. He noted that with the Town Center Overlay the plan will include additional sidewalks, decorative street lighting, landscaped islands in the parking lot and benches with sitting areas. The project will improve esthetics, walkability and community appearance. Mr. Luciani noted that a complete Land Development Plan will come before the board in October.

**MR. SCHENCK MOVED, WITH REFERENCE TO MASTER PLAN LAND DEVELOPMENT 16-02 KNOWN AS ALDI’S, TO RECOMMEND APPROVAL OF THE**

**FIVE WAIVERS LISTED ON THE MEMO, TWO ADMINISTRATIVE ISSUES AND ALSO THE CONDITIONS AS WELLMOTION UNANIMOUSLY CARRIED.**

C. LD-16-04 – Rutter’s – Conditional Use Master Plan Approval

Item LD-16-04 was tabled.

**8. COMMUNICATION FROM SUPERVISORS**

**NACE** Mr. Nace thanked Jessica Fieldhouse for her efforts as the new Community Development Director. Officially she had started full time on the 15<sup>th</sup> and immediately handled a rezoning hearing and two conditional master plan hearings. He wanted her to know her work was appreciated. He continued reporting that they are working on staffing and budgeting for 2017 and looking at staffing the department for what is needed moving forward to bring Community Development up to complement.

**9. SOLICITOR’S REPORT**

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

**10. MANAGER’S REPORT**

**SWOMLEY** Chairman Swomley asked if any of the directors had anything to address to the board.

**LACEY** Colin Lacey, Director of Parks and Recreation commented on the purchase order that had been approved. He noted that it had been brought forward for the competence and communication. There had been great communication between Public Works and himself. He believed that the proper staff will be able to construct the playground by the due date.

**PHAN** Ms. Phan asked Mr. Lacey to comment on the recent vandalism and how it had been handled.

**LACEY** Mr. Lacey responded that vandalism had occurred at Springetts Oaks Park. The first happened during the last week of the park program. There wasn’t much damage the first time around and it was considered to be a moral dilemma for this individual. Two weeks later additional vandalism had taken place; this time there

was some harsh verbiage on the equipment and the pavilion. Chief Stump has some good leads.

**11. ORDINANCES AND RESOLUTIONS**

- A. Ordinance No. 2016-05 – Rezoning Certain Parcels of Land from N-C Neighborhood Commercial to C-H Commercial Highway and to Add Said Parcels to the Town Center Overlay; Rezone Certain Parcels of Land from R-1 High Density Residential to C-H Commercial Highway and to Add Said Parcels to the Town Center Overlay; and to Adopt the Town Center Overlay for Certain Parcels of Land (East Market Street and Mt. Zion Road)

**MR. NACE MOVED NOT TO ADOPT THE RECOMMENDATION AS PRESENTED BY THE TOWNSHIP PLANNING COMMISSION. MOTION UNANIMOUSLY CARRIED.**

**MR. NACE MOVED TO SEND THE POTENTIAL REZONING BACK AGAIN USING STAFF RECOMMENDATIONS AND STAFF INPUT, REDIRECT THE PLANNING COMMISSION TO RE-REVIEW THE SIMILAR CONFIGURATION WITH INPUT BASED ON STAFF AND CONTINUED PUBLIC INPUT. MOTION UNANIMOUSLY CARRIED.**

- B. Resolution No. 2016-46 – Appointment of Building Code Official and Deputy Building Code Official

**MR. NACE MOVED TO DESIGNATING THE ZONING OFFICER AND DEPUTY ZONING OFFICER, SPECIFYING THE ZONING OFFICER AS JESSICA FIELDHOUSE AND THE DEPUTY ZONING OFFICER AS SHAWN STRAUSBAUGH. MOTION UNANIMOUSLY CARRIED.**

- C. Resolution No. 2016-46 – Appointment of Building Code Official and Deputy Building Official.

**MR. DVORYAK MOVED TO APPROVE RESOLUTION 2016-46 NAMING SHAWN STRAUSBAUGH AS THE TOWNSHIP BUILDING CODE OFFICIAL AND THE FIRM OF FIRST CAPITAL ENGINEERING AS DEPUTY BUILDING CODE OFFICIAL. MOTION UNANIMOUSLY CARRIED.**

- D. Resolution No. 2016-47 - Appointment of Township Manager

**MR. SCHENCK MOVED TO APPROVE RESOLUTION 2016-47 APPOINTMENT OF THE TOWNSHIP MANAGER BENJAMIN MARCHANT IN THE AMOUNT AND SALARY SET BY RESOLUTION, THAT SALARY BEING \$125,000 PER YEAR. MOTION UNANIMOUSLY CARRIED.**

**12. OLD BUSINESS**

There was no Old Business for action.

**13. NEW BUSINESS**

**MR. NACE MOVED TO AUTHORIZE COMMUNITY DEVELOPMENT AND STAFF TO DEVELOP AN RFP FOR A COMP PLAN UPDATE AND TO DEVELOP A LIST OF POTENTIAL CANDIDATES IN THE CREATION OR REINSTATEMENT OF A COMPREHENSIVE PLAN COMMITTEE. MOTION UNANIMOUSLY CARRIED.**

A. York Container Company – Intersection of Mt. Zion Road and Industrial Highway

Action on this item was taken earlier during the Agenda.

**14. ADJOURNMENT**

**SWOMLEY** Chairman Swomley adjourned the meeting at 9:05 p.m.

Respectfully submitted,

Doreen K. Bowders  
Secretary

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