

**SPRINGETTSBURY TOWNSHIP  
REGULAR MEETING**

**SEPTEMBER 8, 2022  
APPROVED**

The Springettsbury Township Board of Supervisors held a Regular Meeting on Thursday, September 8, 2022 at 7 p.m. at the offices of York Area Fire and Rescue located at 50 Commons Drive, York, PA in person and by Zoom technology.

**MEMBERS IN**

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

**ALSO IN**

**ATTENDANCE:** Mark Hodgkinson, Township Manager  
Charles Rausch, Solicitor  
Diana Young, Environmental Engineer  
Patrick Walsh, Civil Engineer  
Dori Bowders, Director of Administrative Operations  
Randall Heilman, Director of Community Development  
Nitza Sanchez-Bowser, Director of Human Resources (via Zoom)  
Teresa Hummel, Director of Finance  
Lt. Brian Wilbur  
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 no Executive Session was held since the last meeting.

**3. COMMUNICATION FROM CITIZENS**

There were none.

**4. ENGINEERING REPORTS**

A. Environmental Engineer – Buchart Horn, Inc.

**YOUNG** Ms. Young indicated there were no updates to her submitted report.

B. Civil Engineer – First Capital Engineering, Inc.

**WALSH** Mr. Walsh indicated there were no updates to the engineering report.

**5. CONSENT AGENDA**

A. Acknowledge Receipt of York Area United Fire and Rescue Commission Meeting Minutes - July 29, 2022

B. Regular Payables as Detailed in Payable Listing of September 8, 2022

C. Jay R. Reynolds, Inc. - Springettsbury Township Building Renovation and Expansion Project - Application for Payment No. 12 in an amount not to exceed \$77,893.84

D. Frey Lutz Corporation - Springettsbury Township Building Renovation and Expansion Project - Application for Payment No. 15 in an amount not to exceed \$29,270.87

E. First Post Restaurant Parking Lot Expansion - Final Closeout of Bond for Landscaping Maintenance in the amount of \$6,400

**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**

There were none.

**7. SUBDIVISIONS AND LAND DEVELOPMENT**

A. LD-2022-0003 Eastern Boulevard Plaza, 2424 Eastern Blvd.  
Joshua George, Landworks Civil Design

**GEORGE** Mr. George stated the plan was reviewed in the conditional use process. They are proposing a 9200 sq. ft. stand-alone addition at the Eastern Blvd. Plaza. Mr. George stated they are requesting several waivers along with a recommendation from Staff for approval.

**SWOMLEY** Chairman Swomley confirmed with Mr. Heilman the plan is ready for a recommendation to move forward.

**MR. WURSTER MOVED WITH REFERENCE TO LD-2022-0003 EASTERN BLVD. PLAZA TO RECOMMEND THE TOWNSHIP GRANT THE MODIFICATIONS/WAIVERS, ITEMS 1 THROUGH 6 AS LISTED ON THE PLAN**

**SUMMARY SHEET. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

**MR. WURSTER MOVED WITH REFERENCE TO LD-2022-0003 EASTERN BLVD. PLAZA TO RECOMMEND APPROVAL OF THE PLAN SUBJECT TO THE CONDITIONS 1 THROUGH 4 ON THE PLAN SUMMARY SHEET. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

B. Authorization to Advertise Public hearing for Zoning Ordinance Text Amendments – East Market Street and Mt. Zion Road

Stacey MacNeal, Esquire, Barley Snyder  
John McKenna

**HEILMAN** Mr. Heilman stated this came to the Board to show the possibility of potential zoning amendments for the Mt. Zion Commons project. He noted the zoning ordinance amendments apply to the Township as a whole and not exclusively to the proposed site. He indicated the plan was presented to the Planning Commission and as listed in the plan summary; the Planning Commissioners voted 4 to 1 to disapprove the zoning ordinance amendments. He noted the action for this meeting is solely for the advertisement and scheduling of a public hearing.

**SWOMLEY** Chairman Swomley stated he was aware there were several revisions to the text amendments made during the process.

**MACNEAL** Att. MacNeal stated there were four changes to the ordinance:  
(1) removed the provision related to the conditional use modifications.  
(2) removal of the provision that limits gas station canopies to 10 feet  
(3 and 4) two non-substantive changes made based on the Solicitor's recommendations – change the spelling of drive-through to be consistent with the ordinance and changed the wording of the drive-through provisions to clarify non-constricting where restaurants in general could be located but expanding and allowing restaurants with drive-throughs in certain locations.

**RAUSCH** Att. Rausch stated he had no issue with the changes.

**WURSTER** Mr. Wurster asked for clarification on Section 3.A1 relating to the height.

**MACNEAL** Att. MacNeal stated the current height limit in the ordinance is 45 feet. She noted it can be increased by an additional foot for every additional foot of setback. According to the ordinance there is no limit. She noted they are suggesting with the height limitation to take the base height of 45 ft. to 55 ft. She indicated they also suggested adding a height limit of 100 ft.

**COX** Mr. Cox asked Chief Hoff if the fire department can fight fires in a building up to 100 ft. tall.

- HOFF** Chief Hoff stated the ladder trucks go up 110 ft. He confirmed their apparatus is more than capable to address a building of that height.
- BISHOP** Mr. Bishop asked about the increase in height for an additional foot of setback, what is the benefit to the Township to increasing the setback.
- HEILMAN** Mr. Heilman stated it could possibly relate to a structure which could fail and having additional space for the building to collapse. This could also relate to a cell tower provision.
- MACNEAL** In regard to the project, Att. MacNeal stated her client is in negotiations with Columbia Gas to do a land swap for the district building adjacent to the Modenaire Hotel.  
Att. MacNeal also indicated there was a scoping meeting with PennDOT in July at which time discussion was held regarding tweaks to be made on several items, including Mt. Zion Road restricted entry.
- McKENNA** Mr. McKenna stated at the scoping meeting with PennDOT they were asked to study 10 intersections which has been completed with video feed. They have collected all the data and are in the process of reviewing it with the engineer to gain a better understanding of queues and the formulation of the actual design. The access on Mt. Zion Road proposed is  $\frac{3}{4}$  movement restricting left outs. Mr. McKenna discussed the access on East Market Street which they are proposing with PennDOT.

**MR. DVORYAK MOVED TO AUTHORIZE STAFF TO ADVERTISE THE PUBLIC HEARING TO CONSIDER THE ZONING ORDINANCE TEXT AMENDMENTS. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

**8. COMMUNICATION FROM SUPERVISORS**

There was none.

**9. COMMITTEE REPORTS**

There were no Committee Reports.

**10. SOLICITOR'S REPORT**

**RAUSCH** Solicitor Rauch provided an update on zoning items. He indicated the zoning violation issued to Mr. Kaley regarding beekeeping was based on neighbor complaints. Solicitor Rausch indicated he spoke to Mr. Kaley and advised him because it was complaint driven the process of violation had to be administered. He noted a zoning variance was requested to allow beekeeping to the Zoning Hearing Board.

**HEILMAN** Mr. Heilman reported a meeting is being held with the representative for the apiaries on September 19 to re-evaluate the situation and determine a strategy for the beekeeping process.

**RAUSCH** Solicitor Rausch indicated there is an alpaca farm on Trout Run Road permitted in the RR district. He noted the Township has received complaints about traffic in that area. The zoning officer investigated and determined the owners had been using their property for various activities, i.e., an Airbnb, camping area and wedding venue, as well as boarding alpacas. Solicitor Rausch stated they are working with the owners to resolve the issues.

**11. MANAGER’S REPORT**

**HODGKINSON** Mr. Hodgkinson stated they were notified this week by DCNR they were successful in the grant application for the Camp Security master plan in the amount of \$43,200 towards that plan.

**12. ORDINANCES AND RESOLUTIONS**

A. Resolution No. 2022-39 - Authorization to Enter into Utility Relocation Cost Sharing Agreement with PennDOT for Mt. Zion Road Resurfacing Project

**MR. WURSTER MOVED FOR ADOPTION OF RESOLUTION NO. 2022-39 - AUTHORIZATION TO ENTER INTO UTILITY RELOCATION COST SHARING AGREEMENT WITH PENNDOT FOR MT. ZION ROAD RESURFACING PROJECT. MR. DVORYAK WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

B. Resolution No. 2022-40 - Authorizing Township Manager to Sign All Agreements with PennDOT Relating to the East Market Street ADA Compliance, Pedestrian Accessibility, and Sidewalk Improvements Project

**MR. DVORYAK MOVED FOR ADOPTION OF RESOLUTION 2022-40 - AUTHORIZING TOWNSHIP MANAGER TO SIGN ALL AGREEMENTS WITH PENNDOT RELATING TO THE EAST MARKET STREET ADA COMPLIANCE, PEDESTRIAN ACCESSIBILITY, AND SIDEWALK IMPROVEMENTS PROJECT. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

**13. OLD BUSINESS**

**HODGKINSON** Mr. Hodgkinson indicated at the intersection of Sundale and Schoolhouse Lane portable signs which say “Stop for Pedestrians in the Crosswalk” were placed at each end of the intersection as another reminder about the stop sign ahead.

**14. NEW BUSINESS**

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- A. Acknowledge Receipt of 2023 Minimum Municipal Obligation for Police Pension, Death and Disability Fund in the amount of \$933,220
- B. Acknowledge Receipt of 2023 Minimum Municipal Obligation for Non-Uniform Pension Plan in the amount of \$169,475
- C. Acknowledge Receipt of 2023 Minimum Municipal Obligation for Teamsters Pension Plan in the amount of \$174,270

**MR. DVORYAK MOVED TO ACKNOWLEDGE RECEIPT OF THE THREE  
MINIMUM MUNICIPAL OBLIGATIONS AS OUTLINED IN ITEMS A, B AND C. MR.  
COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

**15. ADJOURNMENT**

**SWOMLEY** Chairman Swomley adjourned the meeting at 7:35 p.m.

Respectfully submitted,

Doreen K. Bowders  
Secretary

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