

**SPRINGETTSBURY TOWNSHIP
REGULAR MEETING**

**SEPTEMBER 9, 2021
APPROVED**

The Springettsbury Township Board of Supervisors held a Regular Meeting on Thursday, September 9, 2021 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 technology.

MEMBERS IN

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

ALSO IN

ATTENDANCE: Mark Hodgkinson, Township Manager
Charles Rausch, Solicitor
John Luciani, Civil Engineer
Diana Young, Environmental Engineer
Dori Bowders, Director of Administrative Operations
Randall Heilman, Director of Community Development
Terry Hummel, Director of Finance
Todd King, Police Chief
Dan Hoff, YAUFRR Chief
Abby Gibb, Communications Manager
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. August 26, 2021 – 8:00 p.m. - Personnel

SWOMLEY Chairman Swomley announced that an Executive Session was held on August 26th for the purpose of a personnel discussion.

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 submitted her monthly report and had nothing to add to that report. She wanted to note that, although Dennis Crabill was not

present this date, he and the operators of the Wastewater Plant did an excellent job handling the storm.

B. Civil Engineer – First Capital Engineering, Inc.

LUCIANI John Luciani had submitted a monthly report and had several updates.

Zoning Hearing Board met on September 2. There were two applications from residents who want to have chickens on their property. Solicitor Markey determined that the applications were incomplete. There were no site plans documenting where the chickens would be kept and along what property line. Each applicant was given an additional opportunity to submit documentation. The Board and the applicants were advised that this is a Use Variance, the highest standard, which hearings have been continued until the October meeting.

RAUSCH Solicitor Rausch noted that one of the arguments of the applicants was that these chickens were for mental health purposes.

LUCIANI Mr. Luciani continued that there was one individual who provided some medical documentation that the chickens were for mental health reasons. Mr. Luciani noted that this location is in the Wallingford Development. Documentation was provided from the Wallingford resident that there is a prohibition for everyone who bought a home there signed that they would not have these kinds of animals. Mr. Luciani had advised the HOA that the Township would not interpret HOA documents and that if the residents wanted to oppose the chickens they should attend the Hearing. Six residents showed up with concern about feces and the animals.

Mr. Luciani stated that he and Mr. Heilman met with the potential developers of the Fincor building. They are proposing a scrape and rebuild.

Mr. Luciani reported that a representative of the Connection Christian Church, Al Schwartz, had requested elimination of their Bond. However, a number of items were not completed including the waring course on the parking lot. The Church scaled back their planned expansion. Mr. Luciani had advised them that there are a number of items yet to complete. The Bond amounts to approximately \$30,000 which might cover the waring course.

Following the discussion the Board agreed to have further comments from Mr. Schwartz in October, representing Connection Christian Church. He should request the discussion be placed on the Agenda.

COX Mr. Cox questioned the Market Industrial LLC project, the former Fincor building and the proposal to scrape and rebuild. He asked if it is known whether the new building would be Amazon again, or just a spec'd building.

LUCIANI Mr. Luciani responded that they do not believe Amazon is involved. There will be a Subdivision Plan for a warehouse distribution facility in the very early stages in September.

HEILMAN Mr. Heilman noted that he is providing some graphic illustrations for the residents wanting to house chickens.

5. CONSENT AGENDA

- A. Acknowledge Receipt of York Area United Fire and Rescue Commission Meeting Minutes – April 20, 2021
- B. Acknowledge Receipt of York Area United Fire and Rescue Commission Meeting Minutes – May 18, 2021
- C. Acknowledge Receipt of York Area United Fire and Rescue Commission Meeting Minutes – June 15, 2021
- D. Board of Supervisors Regular Meeting Minutes – August 26, 2021
- E. Regular Payables as Detailed in Payable Listing of September 9, 2021
- F. Uhrig Construction, Inc. – Springettsbury Township Building Renovation and Expansion Project – Application for Payment No. 3 in an amount not to exceed \$247,176.98
- G. Midstate Mechanical & Electrical – Springettsbury Township Building Renovation and Expansion Project – Application for Payment No. 3 in an amount not to exceed \$282,823.83

MR. WURSTER MOVED FOR APPROVAL OF CONSENT AGENDA ITEMS A THROUGH G AS PRESENTED. MR. DVORYAK WAS SECOND. MOTION UNANIMOUSLY CARRIED.

6. BIDS, PROPOSALS, CONTRACTS, AND AGREEMENTS

- A. Authorization to Extend Auditing Services Agreement with Smith Elliott Kearns & Company, LLC (SEK) for the 2021 and 2022 Year End Audits (Option 1 of the Agreement Approved in 2020)

MR. DVORYAK MOVED TO APPROVE THE EXTENSION OF THE AUDITING SERVICES WITH SEK FOR 2021 AND 2022 AS PRESENTED IN THE AGENDA. MR. WURSTER WAS SECOND. MOTION UNANIMOUSLY CARRIED.

- B. Authorization to Execute Intergovernmental Agreement with Eastern York County Sewer Authority for Sanitary Sewer Service at 4100 Lincoln Highway East

MR. WURSTER MOVED TO AUTHORIZE THE APPROPRIATE SIGNERS FOR SPRINGETTSBURY TOWNSHIP TO ENTER INTO THE INTERGOVERNMENTAL AGREEMENT AS PRESENTED IN THE AGREEMENT WITH EASTERN YORK SEWER. MR. DVORYAK WAS SECOND. MOTION UNANIMOUSLY CARRIED.

7. SUBDIVISION AND LAND DEVELOPMENT

- A. CU-2021-0005 – Approval of Conditional Use Application for Nalley Fresh, York Marketplace

The Board of Supervisors had participated in a lengthy Conditional Use Hearing earlier this date concerning the Conditional Use Application for Nalley Fresh, York Marketplace. Following are notations and points of discussion/concerns and decisions.

- 33-parking spot reduction; requirements not sufficient for non-approval of the plan
- Attached building signage at about 35% of the building face; reviewed under separate permit
- Sight distance; trees and visibility at the intersection to be addressed by Nalley Fresh
- Intersection in middle of parking lot with curbing at Giant.
- Supplemental information to be provided by Nalley Fresh.
- Agreement with Waiver of Land Development; Continuance with Conditions to be sufficient
- Flow of traffic; options to trim some islands

Consensus of the Board to meet and discuss during the next Regular Meeting in two weeks.

8. COMMUNICATION FROM SUPERVISORS

There were no Supervisor comments.

9. COMMITTEE REPORTS

There were no Committee Reports.

10. SOLICITOR'S REPORT

RAUSCH Solicitor Rausch indicated he had nothing to report.

11. MANAGER'S REPORT

A. Manager's Report

HODGKINSON Mr. Hodgkinson mentioned that Public Works, Wastewater Staff and the Police Department all did an excellent job in the aftermath of Hurricane Ida.

12. ORDINANCES AND RESOLUTIONS

A. Authorization to Advertise Amendment to Dog Barking Ordinance

MR. WURSTER MOVED TO AUTHORIZE THE ADVERTISEMENT OF THE AMENDMENT TO THE DOG BARKING ORDINANCE AS PRESENTED. MR. DVORYAK WAS SECOND. MOTION UNANIMOUSLY CARRIED.

13. OLD BUSINESS

There was no Old Business for discussion.

14. NEW BUSINESS

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There was no New Business for discussion.

15. ADJOURNMENT

SWOMLEY Chairman Swomley adjourned the meeting at 8:03 p.m.

Respectfully submitted,

Doreen K. Bowers
Secretary

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