

**SPRINGETTSBURY TOWNSHIP  
REGULAR MEETING**

**OCTOBER 13, 2022  
APPROVED**

The Springettsbury Township Board of Supervisors held a Regular Meeting on Thursday, October 13, 2022 at 7:10 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

**ALSO IN**

**ATTENDANCE:** Mark Hodgkinson, Township Manager  
Charles Rausch, Solicitor  
John Luciani, Township Engineer (via Zoom)  
Diana Young, Environmental Engineer  
Dori Bowders, Director of Administrative Operations  
Randall Heilman, Director of Community Development  
Teresa Hummel, Director of Finance  
Todd King, Chief of Police  
Daniel Hoff, YAUFRR Chief  
Abby Gibb, Communications Manager

**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.

**SWOMLEY** Chairman Swomley asked about the cost sharing program as to why they are paying 25%.

**YOUNG** Ms. Young responded for any utilities located in the PennDOT right-of-way, if the Township needs to do a project or relocate that is the cost share which is pre-set for the maximum of 75% reimbursement. She noted this is a PennDOT standard.

**WURSTER** Mr. Wurster referred to the ongoing project completing the punch work on the raw pump upgrade factories oil project. He asked why this project is taking so long to complete.

**YOUNG** Ms. Young stated there is nothing outstanding that affects operations. It is odds and ends of items and getting the contractor to do the work.

Discussion was held on the management of the progression of the project.

**COX** Mr. Cox asked about the I-83 widening project, the 75% reimbursement issue, as to what the cost of the project will be and what the 25% reimbursement might look like.

**YOUNG** Ms. Young indicated for the first phase of the project total cost is over \$900,000 which involves moving the sewer lines to avoid the bridge construction being conducted. Also, in the process of doing that they will lay a casing pipe so when coming through with Phase 2 it is ready to go.

B. Civil Engineer – First Capital Engineering, Inc.

**LUCIANI** Mr. Luciani provided the following update:

- They have been working with Sheetz to help them obtain the HOP right-of-way for Memory Lane and Industrial Highway.
- There are two redevelopment projects – one is the Rutters Store on Mt. Zion Road; the other is Caterpillar which involves changes for the entrance and exit with a roadway being built around the site.
- The MS4 report was successfully delivered to DEP.
- Davies Drive has been delayed due to stormwater revisions to the basin, which favorably worked out with the County as to how to manage stormwater and they are satisfied so the project is ready to move forward.
- Mr. Luciani was asked by the traffic engineer for the Market Street/Mt. Zion Road project what is anticipated for the traffic in that area. He estimates between 5,000-7,000 less vehicles drive through Market Street/Mt. Zion and use Davies Drive as an alternate route.

- A bond reduction for Pleasantrees is ready for action by the Board.

**WURSTER** Mr. Wurster asked about the Township's results in the MS4 report in terms of sediment if the Township is in compliance.

**LUCIANI** Mr. Luciani indicated they completed the stream restoration project near the wastewater treatment plan. They will receive credit for the sediment reduction for the next five years and beyond. He noted the only item lacking is some of the mapping, which he believed steps could be taken soon to improve it. He acknowledged the Township is in compliance with the MS4.

**5. CONSENT AGENDA**

- A. Acknowledge Receipt of May 17, 2022 York Area United Fire and Rescue Commission Pension Minutes
- B. Acknowledge Receipt of August 16, 2022 York Area United Fire and Rescue Commission Meeting Minutes
- C. Board of Supervisors Regular Meeting Minutes - September 22, 2022
- D. Regular Payables as Detailed in Payable Listing of October 13, 2022
- E. MidState Mechanical & Electrical, LLC - Springettsbury Township Building Renovation and Expansion Project - Change Order No. CO-08-E in an amount not to exceed \$4,249.91
- F. Jay R. Reynolds, Inc. - Springettsbury Township Building Renovation and Expansion Project - Application for Payment No. 13 in an amount not to exceed \$49,165.53
- G. Uhrig Construction, Inc. - Springettsbury Township Building Renovation and Expansion Project - Application for Payment No. 14 in an amount not to exceed \$757,202.36
- H. Uhrig Construction, Inc. - Springettsbury Township Building Renovation and Expansion Project - Application for Payment No. 15 in an amount not to exceed \$629,917.15
- I. Frey Lutz Corporation - Springettsbury Township Building Renovation and Expansion Project - Application for Payment No. 16 in an amount not to exceed \$43,650.52
- J. Pleasantrees Residential Subdivision - Bond Reduction in the amount of \$32,665.50 (remaining bonded amount \$76,000)

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

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

- A. Authorization to Advertise Vehicles for Auction through Enterprise Fleet Management

**MR. WURSTER MOVED TO AUTHORIZE THE TOWNSHIP TO ADVERTISE FOR AUCTION THE FOUR VEHICLES IDENTIFIED. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

**7. SUBDIVISIONS AND LAND DEVELOPMENT**

- A. LD-2022-0002 - Rutters #57, 1450 Mt. Zion Road  
Todd Curl, RGS Associates

**HEILMAN** Mr. Heilman stated Rutters is proposing to add 29,107 sq. ft. to the existing convenience store and remove the car wash on the property. Relocation will also occur to the fuel pumps and dumpster.

**CURL** Mr. Curl stated Rutters is proposing to upgrade the convenience store. The building renovation will include removing the two fuel pumps in the front of the store along with the canopy and fuel tanks. One of the fuel pumps will be relocated with the four additional pumps on the south of the building. In the rear they will remove the existing car wash. The stormwater facility will be upgraded to conform to stormwater requirements.

Mr. Curl stated most comments from the engineer's letter of October 5, 2022 have been addressed, those remaining relate to the waiver requests.

Mr. Curl stated regarding sidewalks they are requesting a modification to use a 6-month note for sidewalks noting there are existing sidewalks along the frontage of Whiteford Road and Mt. Zion which they would move the sidewalk over four feet at the request of the Township.

**SWOMLEY** Chairman Swomley indicated he had some concerns about sidewalks. He provided examples illustrating the condition of the existing sidewalks, which show deficiencies in several sections. He recommended the applicant fix the sidewalk in the degraded areas pointed out.

**CURL** Mr. Curl indicated they would revise the plan to show that section of sidewalk moved back and new updated ADA ramps on either side.

Mr. Curl addressed the following waivers

- Preliminary plan
- Photometric plan – they are relocating one light in the parking lot and replacing lights around the perimeter
- Landscape plans
- Stormwater – Dewatering Time
- Volume Control Reduction
- Rate Control Reduction
- Construction Specifications – Street Light Spacing

**MR. WURSTER MOVED IN REFERENCE TO LD-2022-0002 RUTTERS #57 TO APPROVE THE FOLLOWING WAIVERS AS IDENTIFIED ON THE PLAN SUMMARY 1 THROUGH 4 AND 6 THROUGH 9, AMENDING WAIVER 5 TO CLARIFY THERE WILL BE AN ADDITIONAL CONDITION TO MAKE REPAIRS TO THE AFOREMENTIONED SIDEWALK IN FRONT OF THE EXISTING GAS PUMP CANOPY AND THE ADA CONNECTIONS ON THE NORTHERN SIDE OF THE SITE TOWARDS THE MALL. THIS WILL INCLUDE THE IMPOSITION OF THE 4 FOOT GRASS STRIP. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

**MR. WURSTER MOVED IN REFERENCE TO LD-2022-0002 RUTTERS #57 TO APPROVE THE PLAN SUBJECT TO THE FOLLOWING CONDITIONS 1,2 AND 3 AS IDENTIFIED ON THE PLAN SUMMARY WITH THE ADDITION OF CONDITION 4 - APPLICANT TO IMPROVE THE SIDEWALK IN FRONT OF THE EXISTING CANOPY TO INCLUDE THE REDO OF THE ADA RAMP, AS WELL AS THE IMPOSITION OF A 4-FT. GRASS STRIP, AND TO REDO THE ADA RAMP AT THE NORTHERN SIDEWALK CLOSEST TO THE MALL. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

- B. LD-2022-0004 - Caterpillar York Roadway Improvements, 600 Memory Lane  
John Holmes, Dewberry Engineers

**HEILMAN** Mr. Heilman stated the project includes roadway improvements. As noted by Mr. Luciani the York County Planning Commission did not deem this as a land development plan, consequently they did not provide comments. The applicant is enhancing the circulation pattern around the property with landscaping improvements.

**HOLMES** Mr. Holmes stated this is an improvement of truck circulation with no expansion to the building or operations. A new guardhouse is proposed to the west of the entrance with gating to create a queuing area for trucks to enter the site. Site improvements include the road access behind the building. In addressing stormwater, they have removed a parking area no longer used near Memory Lane to reduce impervious area. In addition, landscaping islands are proposed for the main parking area on the north side of the building. He noted they met with County Conservation District on the site to review the plans. Comments made by the CCD were addressed and are in progress. Conditions on the plan include financial surety for the site improvements and the NPDES approvals.

Waivers Requested:

1. Preliminary Plan
2. Scale of Plan
3. Sidewalks
4. Landscaping and Buffer Yards

- 5. Volume Controls
- 6. Rate Controls

**SWOMLEY** Chairman Swomley stated he was agreeable to placing a 6-month note on the sidewalk waiver considering there is a potential redo of the corridor with PennDOT soon.

**HOLMES** Mr. Holmes indicated the 6-month note has been added to the plan.

**MR. WURSTER MOVED IN REFERENCE TO LD-2022-0004 CATERPILLAR YORK ROADWAY IMPROVEMENTS TO APPROVE THE FOLLOWING WAIVERS AS IDENTIFIED ON THE PLAN SUMMARY 1, 2, 4, 5 AND 6 WITH MODIFICATION OF WAIVER 3 SIDEWALKS WITH A 6-MONTH NOTE. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

**MR. WURSTER MOVED IN REFERENCE TO LD-2022-0004 CATERPILLAR YORK ROADWAY IMPROVEMENTS TO APPROVE THE PLAN SUBJECT TO THE CONDITIONS 1,2 AND 3 AS IDENTIFIED ON THE PLAN SUMMARY. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

**8. COMMUNICATION FROM SUPERVISORS**

**SWOMLEY** Chairman Swomley questioned why there were sellers using the food truck parking lot. He suggested having a sign installed by a towing company to warn violators their vehicle would be towed if parked there illegally.

**HODGKINSON** Mr. Hodgkinson stated they would monitor the situation and investigate that possibility.

**9. COMMITTEE REPORTS**

There were no Committee Reports.

**10. SOLICITOR'S REPORT**

**RAUSCH** Solicitor Rauch had no further report.

**11. MANAGER'S REPORT**

**HODGKINSON** Mr. Hodgkinson stated he had no further report.

**12. ORDINANCES AND RESOLUTIONS**

- A. Ordinance No. 2022-04 - Amendment to Zoning Ordinance to Allow Drive-Through Facilities and Gasoline Sales in Mixed Use Zoning District, to Increase Maximum Height Limitation in Mixed Use Zoning District and Remove Limitation on Size of Canopies over Gasoline Pumps

Discussion was held regarding how drive-through facilities affect pedestrian flow. It was noted the Town Center Overlay in the Mixed-Use District mandates how a drive-through would be laid out to best accommodate pedestrian flow and connectivity.

**MR. BISHOP MOVED FOR ADOPTION OF ORDINANCE NO. 2022-04. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

- B. Resolution No. 2022-42 - Implementing Act 57 of 2022 to Waive Additional Charges for Real Estate Taxes in Certain Situations

**RAUSCH** Solicitor Rausch stated this is a circumstance which may occur when the purchase of a property in the first-year results in a mix-up within the tax bill requiring the owner to verify the purchase to avoid penalties. He noted the resolution is to authorize the tax collection to implement the tax law in this situation.

**MR. DVORYAK MOVED FOR ADOPTION OF ORDINANCE NO. 2022-42. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

- C. Resolution No. 2022-43 - Authorization to Enter into Utility Relocation Cost Sharing Agreement with PennDOT for I-83 Bridge Replacement Project at North Sherman Street and Eberts Lane

**MR. WURSTER MOVED FOR ADOPTION OF RESOLUTION NO. 2022-43. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

### **13. OLD BUSINESS**

**WURSTER** Mr. Wurster asked for an update on the traffic situation at Sundale Road.

**HODGKINSON** Mr. Hodgkinson indicated they purchased two of the pedestrian crosswalk signs and placed them on either side of the Sundale intersection as an additional notice to stop vehicles.

Mr. Hodgkinson also provided an update on traffic calming at 10<sup>th</sup> Avenue, 11<sup>th</sup> Avenue and Whiteford Road. He indicated they installed temporary speedhumps. A speed study before and after revealed no changes as a result.

**BISHOP** Mr. Bishop asked about the progress of the SL Partnership development in that area.

**HEILMAN** Mr. Heilman stated he spoke to the consultant earlier in the week and was informed the project is in a holding pattern presently. He noted the plan is ready to be recorded, however the developer has not yet proceeded.

**SWOMLEY** Chairman Swomley indicated regarding traffic calming, there is no traffic moving between the Township building and Kingston Road.

**HODGKINSON** Mr. Hodgkinson explained the Mt. Zion Road corridor traffic signals are all on one system from Pleasant Valley Road to Eastern Blvd. including Mt. Zion Road and Market Street. A fiber connection between those roads is in a cabinet in front of the current police station. They discovered several weeks ago the fiber line along the railroad tracks near York Container is severed. He stated Mr. Crabill along with the signal contractor is working on the situation. Consequently, the system is operating on a back-up system, so it is not running together. They hope to resolve the issue shortly.

**WURSTER** Mr. Wurster commented on the heavy traffic situation which occurs on North Hills Road.

**HODGKINSON** Mr. Hodgkinson stated he observed 11 road deck/bridge deck pieces which he assumed the deck has been set. He was informed by the contractor superintendent they believe they will meet the early November deadline for it to be opened.

**14. NEW BUSINESS**

There was none.

**15. ADJOURNMENT**

**SWOMLEY** Chairman Swomley adjourned the meeting at 8:05 p.m.

Respectfully submitted,

Doreen K. Bowders  
Secretary

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