

**SPRINGETTSBURY TOWNSHIP
STRATEGIC PLANNING WORK SESSION**

**NOVEMBER 1, 2016
APPROVED**

The Springettsbury Township Board of Supervisors held a Strategic Planning Work Session on Tuesday, November 1, 2016 at 6:30 p.m. at the offices of Springettsbury Township located at 1501 Mt. Zion Road, York, PA.

MEMBERS IN

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

ALSO IN

ATTENDANCE: Benjamin Marchant, Township Manager
Jean Abrecht, Stenographer

1. CALL TO ORDER

SWOMLEY Chairman Swomley called the meeting to order. He stated it was a public meeting and had been advertised.

2. NEW BUSINESS

A. Strategic Planning

MARCHANT Mr. Marchant had provided the board with his November 1, 2016 memorandum including the items to be discussed during the Strategic Planning Work Session. He noted three or four general areas including, economic development, the township building renovations, the LCWS Grant, and the Strategic Planning process moving forward.

For the purpose of these minutes, the subjects are summarized.

Development:

Priorities

- Balanced approach by staff and engineering firms with developers; ease of understanding requirements; upgrade customer service experience.
- Continue high standards for non-negotiable items such as sidewalks, curbing; maintain value.
- Improve relationship with developers through communication, consistency, attitude and respect.
- Keep costs down in proportion with the project.

- Create newsletter item that will encourage residents to visit the Community Development office to determine their direction for their project.
- Limit inspection time dependent upon specific project needs; work together to differentiate.

Historic Preservation - Historic Conservation

- Board does not favor putting zoning districts on property; value loss.
- Township purchased Camp Security, a historically significant, threatened property
- Demolition permit time was extended for thorough evaluation.
- Township won't stand in the way of any efforts but won't budget funds for same.
- Need for more clear definition of old versus historic.
- Historic property owner responsible for maintenance of property.
- Historic Conservation implies more than just the building; celebrate the old but move on.
- Historic Preservation Committee is doing a valuable service; empower and encourage them more with their mission.

Galleria Mall

- Need for sidewalks around the mall; pedestrian can only walk through the mall.
- Mall Manager and Township Manager to work together with new development.
- TIF could be created to pay for sidewalks.

Development Authority

- Consideration to dismantling the Development Authority, however, maintain current status. Perhaps use other tools for economic development in the future.
- Scope and Authority – ability to draw a larger boundary, geographic area to apply taxing benefits to some of the financing. Potential for Concord Road, Mt. Zion, Market and Davies Drive; Whiteford Road to Memory Lane Extension, Pleasant Valley; also Whiteford Road to North Hills Road – focus on eye appeal from Route 30.
- Blighted properties, TIF District; LERTA designations; tools for specific uses. York County is establishing a Blighted Property Review Committee.

LCWF

- Conservation Wildlife Fund Grant was for \$11,000
- Current real estate appraisal is needed with the value of appraisal to replace 4.13 acres:
- Options: 3% interest = \$29,000; Give the land back; do a small land conversion, which must be adjacent.
- Map provided does not appear to be correct.

- Visit Recorder of Deeds office to investigate transfers of deeds
- Keep the ball in play; set the tone.
- Communicate all the information.
- Pay back the grant or get credit for lands that have been acquired as conversion.
- Review research done by Mr. Nace

Township Facilities

- Updated inspection and report created to provide documentation and details.
- Township building facility is deficient; in need of preventative maintenance.
 - ✓ Replacement windows
 - ✓ Roof repairs/construction
 - ✓ ADA Compliance upgrades
 - ✓ Art Institute of York to be for sale; possibility; Martin Library Annex – have a preliminary discussion.
 - ✓ Wellspan tenant; may have interest in the Art Institute building.
- Scott Loercher, Buchart-Horn provided background on police department.
- New police station needed.
- Location where to build questionable; corner Mt. Zion and Pleasant Valley.
- Could do a conversion; bigger conversion to create more parking.
- New building 30,000 sq. ft.; possibly add to north of township building.

Township Survey

Strategic Planning Unity Survey

- York College sociology professor provides surveys using his students.
- Students drop off and pick up surveys; personalized approach.
- Visuals to be developed and Supervisors and department heads will provide input in the questions. Cost of the survey is less than \$3,000.
- Use survey and the Comp Plan initiative to have some town hall meetings and solicit public input.

3. PUBLIC COMMENT

There was no Public Comment.

MARCHANT Mr. Marchant commented that he planned to update the Paid Holidays in the township for 2017.

DVORYAK Mr. Dvoryak suggested a complete review of the Benefits Policy Statement.

MARCHANT Mr. Marchant stated that he planned a comprehensive overhaul of the Personnel Policy Manual which the board will adopt, but he will do the personnel policy over time with an employee committee with employee input on every aspect so that everyone has been included. That will take place in the future.

4. ADJOURNMENT

SWOMLEY Chairman Swomley adjourned the Strategic Planning meeting at 8:30 p.m.

Respectfully submitted,

Doreen K. Bowders
Secretary

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