

**SPRINGETTSBURY TOWNSHIP  
REGULAR MEETING**

**JANUARY 25, 2024  
APPROVED**

The Springettsbury Township Board of Supervisors held a Regular Meeting on Thursday, January 25, 2024 at 7:00 p.m. at the Municipal Complex, 1501 Mt. Zion Road, York PA in person and by Zoom.

**MEMBERS IN**

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

**ALSO IN**

**ATTENDANCE:** Mark Hodgkinson, Township Manager  
James Sanders, Solicitor  
John Luciani, Township Engineer  
Diana Young, Environmental Engineer  
Dori Bowders, Director of Administrative Operations  
Randall Heilman, Community Development Director  
Nitza Sanchez-Bowser, Human Resources Director  
Teresa Hummel, Finance Director  
Todd King, Chief of Police  
Curvin Wolfgang, YAUFRR (via Zoom)  
Angel Diaz, HR Assistant  
Sue Sipe, Stenographer

**1. CALL TO ORDER**

A. Opening Ceremony

**DVORYAK** Vice Chairman Dvoryak called the Regular Meeting to order and led the Pledge of Allegiance.

**2. ANNOUNCEMENT OF EXECUTIVE SESSIONS**

**DVORYAK** Vice Chairman Dvoryak announced there were no Executive Sessions since the last meeting.

**3. COMMUNICATION FROM CITIZENS**

There were none.

**4. ENGINEERING REPORTS**

A. Environmental Engineer – Buchart Horn, Inc.

**YOUNG** Ms. Young stated she had no updates to her report. She offered to answer any questions.

B. Civil Engineer – First Capital Engineering, Inc.

**LUCIANI** Mr. Luciani stated he had no updates to his report. He offered to answer any questions.

**5. CONSENT AGENDA**

A. Acknowledge Receipt of December 31, 2023 Treasurer's Report

B. Board of Supervisors Reorganization Meeting Minutes - January 2, 2024

C. Board of Supervisors Regular Meeting Minutes - January 11, 2024

D. Regular Payables as Detailed in Payable Listing January 25, 2024

E. CDM Smith, Inc. - Development of Comprehensive Plan and Updates to Zoning and Subdivision and Land Development Ordinances Project - Invoice #90195623 in an amount not to exceed \$16,543.55

F. Motter Industrial Park Lots 2 & 3 - Denial of Request for Surety Bond Reduction in the amount of \$7,117.30. First Capital Engineering recommends resubmission of the request during Spring 2024.

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

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

A. Authorization for Township Manager to Execute Gateway and Administrative Service Agreement with Xpress Bill Pay for Online Payment Services

**HODGKINSON** Mr. Hodgkinson stated this is a new service needed for customers to be able to pay via online services. The current service is tied to the existing financial software which is being upgraded.

**BISHOP** Mr. Bishop asked about payment options for residents and what fees are assessed.

**HUMMEL** Ms. Hummel indicated residents have two payment options online – credit card payment or electronic check. There are different fees for each transaction. E-check is \$1.50. Credit card payments are based on a percentage of the amount of the transaction plus a small fee. Residents also have the option to mail a check or

bring it in to the reception desk, or to the Wastewater Treatment Plant. There is also a lockbox. ACH debit is also an option for which there are no fees.

**MR. WURSTER MOVED TO AUTHORIZE THE TOWNSHIP MANAGER TO EXECUTE GATEWAY AND ADMINISTRATIVE SERVICE AGREEMENT WITH XPRESS BILL PAY FOR ONLINE PAYMENT SERVICES. MR. COX WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

**7. SUBDIVISIONS AND LAND DEVELOPMENT**

- A. LD-2021-0004 – Industrial Facility, 3750 East Market Street  
Tom Englerth, Site Design Concepts

**HEILMAN** Mr. Heilman stated on October 20, 2023, the applicant submitted a revised plan for the construction of a 287,000 SF manufacturing facility at 3750 East Market Street. The proposed use for an industrial and/or manufacturing facility is a permitted use on the 15.6-acre parcel within the General Industrial (G-I) District. The site is currently served by public water and sewer.

Mr. Heilman pointed out the waiver for §281-12.A. – Stormwater Volume Control is also listed under the Conditions. Action in favor of the waiver would eliminate the condition.

Mr. Heilman also noted regarding the Guarantee he did not indicate a developer's agreement would be required with the project, but wanted it included with the context of the financial guarantee.

**ENGLERTH** Mr. Englerth stated the project has been in the process for some time, since the site has many issues associated with it. He noted the current building is blighted with the utilities turned off and will be demolished. He noted there are contaminated soils with an Act 2 consent agreement in place. Consequently, they are doing a manage release concept stormwater design that does not allow them to infiltrate.

Mr. Englerth noted they have an individual NPDES permit received through PA DEP, as well as a PennDOT HOP for a revision to the existing driveway. He noted they are in the process of submitting a developer's agreement between the developer and the Township which indicates PennDOT will make the Township responsible for the drainage and signage. He noted however, the Township is making the developer responsible.

Mr. Englerth commented on the stormwater situation noting the contaminated soils will remain in place and are capped. Some monitoring wells will be removed from the site. Because that area is still contaminated, they will not

infiltrate stormwater into the groundwater to prevent exacerbating the release of the onsite contaminated soils.

**MR. WURSTER MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-2021-0004 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR INDUSTRIAL FACILITY, 3750 EAST MARKET STREET TO RECOMMEND THE APPROVAL OF THE REQUESTED EIGHT MODIFICATIONS/WAIVERS:**

- 1. § 289-10. – Preliminary Plan**
- 2. § 289-13.A. – Plan Sheet Size**
- 3. § 289-24. – Feasibility Report for Water and Sewer.**
- 4. § 289-27.C. – Concrete Apron at Driveway Access**
- 5. § 289-Attachment 5. – Commercial and Industrial Buffer Yards**
- 6. § 281-12.A. – Stormwater Volume Control - CG-1 Method**
- 7. § 281-13.A. – Stormwater Rate Controls**
- 8. Springettsbury Township C&M, Section 02525, Cement Concrete Curb & Sidewalk**

**MR. BISHOP WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

**MR. WURSTER MOVED WITH REFERENCE TO LAND DEVELOPMENT PLAN LD-2021-0004 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR INDUSTRIAL FACILITY, EAST MARKET STREET TO RECOMMEND APPROVAL, SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1. § 289-11.B(5).**
- 2. § 289-11.C(7).**
- 3. § 289-12.C.**
- 4. § 281-10.D.**
- 5. § 281-10.E. – Subject to the Red Valve Check Valve detail on Sheet C-11 shall call out the appropriate size and installation guide for the check valve.**
- 6. Receipt and satisfactory review of the Developer’s Agreement.**

**MR. BISHOP WAS SECOND. MOTION UNANIMOUSLY CARRIED.**

**8. COMMUNICATION FROM SUPERVISORS**

**DVORYAK** Mr. Dvoryak complimented the Police Department for their community outreach efforts in December. He thanked Chief King and his team for their work.

**9. COMMITTEE REPORTS**

There were none.

**10. SOLICITOR’S REPORT**

**SANDERS** Solicitor Sanders stated he had nothing to report and welcomed any questions. He noted a Conditional Hearing is scheduled for the Mt. Zion Commons project. Discussion was held regarding holding a separate meeting for the hearing.

**BISHOP** Mr. Bishop asked for clarification on Solicitor Sander's memo regarding the 6-month note options, relating to a civil case, a lien and fines.

**SANDERS** Solicitor Sanders noted a civil case is time consuming and expensive. When a lien is imposed payment does not occur until the property is sold. A fine is incurred when the property owner is in violation of their land development plan which is in violation of the SALDO. He explained the process of fines being assessed. Solicitor Sanders confirmed the dollar amount of the fine is up to a \$500 maximum penalty which can be per day for violation of the zoning chapter.

#### **11. MANAGER'S REPORT**

**HODGKINSON** Mr. Hodgkinson stated he sent an email this week asking for dates to schedule a work session to review the draft Comprehensive Plan.

#### **12. ORDINANCES AND RESOLUTIONS**

There were none.

#### **13. OLD BUSINESS**

- A. Traffic Calming - Tenth Avenue, Eleventh Avenue and Whiteford Road
- B. Sidewalks - Eleventh Avenue and Whiteford Road
- B. York Area United Fire and Rescue Governance
- C. Springettsbury Township 2022-2026 Strategic Plan

**WURSTER** Mr. Wurster suggested scheduling a work session to discuss the Strategic Plan. The Board concurred.

**HODGKINSON** Mr. Hodgkinson indicated he would send out an email with possible dates.

**14. NEW BUSINESS**

- A. York County Planning Commission Presentation - Memory Lane/Industrial Highway Intersection Alternatives Analysis – Chris Caba, Senior Transportation Planner Bo Smith – JMT and Drew Dallem, JMT

**CABA** Mr. Caba stated the YCPC has reached out to several municipalities to advise they are analyzing several intersections that are highly congested areas. One of those is Memory Lane and Industrial Highway. Over the past year they have worked with JMT Engineering to develop alternatives on how to improve the operations of the intersection as well as look at safety issues concerning the intersection. On a PowerPoint presentation Mr. Caba reviewed the following:

- Reviewed AM/PM delay per second, per vehicle.
- Crash data from January 2017 to December 2021 – 42 crashes within the study area, and 10 within the intersection.
- Alternative One – Construction of a two-lane roundabout - costs estimated at \$3.5 million
  - o Pros for the project – increased safety, lowest delay during peak and off-peak hours, major north-bound queue lane reduction
  - o Cons associated with the rebuild option – highest construction cost, highest impacts on local businesses, highest impacts to aquatic resources and potentially hazardous waste site
- Alternative Two is looking at a north-bound right turn lane to go east on Industrial Highway
  - o Negligible effects on the level of service
  - o Lowest construction costs - \$1.4 million
  - o Would require replacement of bridge
  - o Minimal right-of-way
  - o Least environmental impacts
  - o Minimal safety improvements
- Alternative Three – adding through lanes northbound and southbound
  - o AM level of service – 1.5 second improvement
  - o PM level of service – 5 second and Friday peak 7 second improvement
  - o No changes to the crash rate
  - o Construction cost \$2.3 million
  - o Biggest pro is northbound queue lanes reduction
  - o Would allow a 4-lane section south if needed
  - o Cons – no safety improvements
  - o Widening at the railroad crossing would be necessary
  - o Potential for contaminated soil impacts

Mr. Caba reviewed the final recommendations provided by JMT, summarizing only Alternative 1 makes a significant improvement over the existing condition. With the project construction estimated at 3.5 million and significant environmental impacts, JMT has recommended the No-Build option. This intersection operates at a Level C in all current peak hours and is projected to remain at the same level of service over the study period. Since traffic patterns and volumes are not anticipated to change greatly, based on current level of development, minimal improvement to the level of service and the reduction in traffic queuing does not justify the cost and impacts associated with the other two alternatives.

**BISHOP** Mr. Bishop asked if the recommendation of JMT for the No-Build option is the recommendation of the York County Planning Commission.

**CABA** Mr. Caba indicated York County Planning Commission has not taken an official position but wanted to gather input before discussion with the NPO would be made. However, they do take JMT's recommendation highly since they completed the alternative analysis.

**HODGKINSON** Mr. Hodgkinson indicated when looking at the whole corridor, he determined from the intersection south through Market Street and Eastern Blvd. is congested. He believed this would be an important piece in correcting some of the other issues southbound if this intersection would be fixed.

**CABA** Mr. Caba agreed it would be valuable to look at a long-term approach. He noted the YCPC is currently reviewing and updating their Metropolitan Transportation Plan looking at the entire County and locations that could be updated.

**COX** Mr. Cox asked if the option for the two-lane roundabout could be a single-lane roundabout which would reduce the cost as well impact on surrounding properties.

**SMITH** Mr. Smith indicated the original analysis was for a single-lane roundabout and they discovered the performance would be worse as far as local service and delay. The existing conditions ruled out the single lane.

**BISHOP** Mr. Bishop asked for additional information how surrounding businesses would be affected by a roundabout.

**SMITH** Mr. Smith indicated the impact was being attributed to the square footage which would affect the Sheetz property and the other industrial property.

**DVORYAK** Mr. Dvoryak indicated a consulting firm was engaged several years ago to do a transportation study. He asked Mr. Hodgkinson if he was aware if they had any specific recommendations for the intersection.

**HODGKINSON** Mr. Hodgkinson could not recall any specific suggestions; however, they did flag this intersection as one of the higher priorities in the Township.

**DVORYAK** Mr. Dvoryak asked for context of the \$3.5 million – what is the budget they work with.

**CABA** Mr. Caba indicated they are currently finalizing their 2025 draft transportation improvement program and most of the funds are already obligated towards other projects. He noted for fiscal year 2025 to 2028 there would be no new projects added. However, they would have to look out at the second four years to begin to prioritize operations and since they are updating their congestion management process, they should have a more efficient way of looking at operations and trying to find other strategies and grant opportunities to pursue.

**HODGKINSON** Mr. Hodgkinson indicated in considering the south area being problematic is to look beyond the traffic and how the traffic is affecting the congestion with the two neighborhoods south of Eastern Blvd. as far as correcting the congestion on Haines Road.

**CABA** Mr. Caba indicated his agreement and noted YCPC is working with PennDOT and regional NPOs to have a database for the information used to monitor the congestion issue. He anticipated having additional information regarding the whole corridor in the future. He noted they will be in touch with the Township on these issues.

B. Authorization for Township Manager to Execute Accessions and Gift Agreement with the Pennsylvania Historical and Museum Commission for Camp Security Artifacts Found in 2023 (Tabled on December 14, 2023 and January 11, 2024)

**SANDERS** Solicitor Sanders indicated he has been in communication with the Museum Commission who provided the loan documentation and requirements. This provided him a better understanding of the reasoning behind why they do not waiver on the requirements. He noted in giving the property over to the Museum Commission, they will hold it in perpetuity – keeping it their inventory, providing for insurance and protection of the artifacts. The second item to consider is part of their mission is to ensure the artifacts are loaned out to public agencies and/or organizations that would display them per their policies, so the public can see the artifacts over time. The third area discussed was having the concept of a right-first refusal so that if the Township wanted to request certain items, they would



have the ability to bring them into the Township. The member of the Commission indicated he would write a letter in support of allowing for the borrowing of these artifacts. Solicitor Sanders indicated he had no concerns about the ownership as well as not having access to them at any point in time. He was more concerned about meeting what their policies are to make sure where they are stored or displayed, meets the standards of the museum commission and making sure insurance is in place, etc.

Solicitor Sanders indicated he would forward the documents to the Board for review. He did not have any reservations from a legal perspective.

**CAROL TANZOLA** Ms. Tanzola commented that she did not anticipate any issue with requesting artifacts if they are secured. She noted current artifacts are being stored by Mr. Stayers, waiting to be shipped to the state museum.

**DVORYAK** Mr. Dvoryak asked when artifacts are requested from the museum, is insurance and security safeguards in place to meet the requirements of the agreement.

**HODGKINSON** Mr. Hodgkinson indicated he was not sure about the insurance, but the artifacts were displayed in a locked, secured cabinets. He confirmed the current display cabinets are locked and have lighting.

**WURSTER** Mr. Wurster suggested an alternative is to display the artifacts stored by Mr. Stayers in the locked cabinet. However, he noted to preserve the artifacts for history, they should be submitted to the museum commission and allow them to manage the assets appropriately.

**MR. WURSTER MOVED TO AUTHORIZE THE TOWNSHIP MANAGER TO EXECUTE ACCESSIONS AND GIFT AGREEMENT WITH THE PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION FOR CAMP SECURITY ARTIFACTS FOUND IN 2023. MR. COX WAS SECOND. MOTION CARRIED. (MR. BISHOP VOTED NO.)**

**15. ADJOURNMENT**

**DVORYAK** Vice Chairman Dvoryak adjourned the meeting at 8:16 p.m.

Respectfully submitted,

Doreen K. Bowders  
Secretary  
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