

**SPRINGETTSBURY TOWNSHIP  
REGULAR MEETING**

**FEBRUARY 28, 2013  
APPROVED**

The Board of Supervisors of Springettsbury Township held a Regular Meeting on Thursday, February 28, 2013 at 7:00 p.m. at the Township Offices located at 1501 Mt. Zion Road, York, PA.

**MEMBERS IN**

**ATTENDANCE:** Bill Schenck, Chairman  
Don Bishop, Vice Chairman  
Mike Bowman

**MEMBERS NOT**

**IN ATTENDANCE:** Julie Landis  
George Dvoryak

**ALSO IN**

**ATTENDANCE:** John Holman, Township Manager  
Charles Rausch, Solicitor  
John Luciani, Civil Engineer  
Dennis Crabill, Environmental Engineer  
Robert McCoy, YAUFRR Chief  
Betty Speicher, Director of Human Resources  
Lt. Dan Stump, Police Department  
Lt. Todd King, Police Department  
Jack Hadge, Finance Director  
Angela Liddick, Community Development Coordinator  
Jean Abrecht, Stenographer

**1. CALL TO ORDER**

A. Opening Ceremony

**SCHENCK** Chairman Schenck called the Regular Meeting of the Board of Supervisors to order at 7 p.m. He led the Pledge of Allegiance. Chairman Schenck stated that two members of the five-member board were missing; however, with three members present the board was able to conduct business.

**2. ANNOUNCEMENT OF EXECUTIVE SESSIONS**

**SCHENCK** Chairman Schenck announced that a Executive Session was held on February 14<sup>th</sup> prior to the Regular Meeting to discuss a real estate matter and a Executive Session was held just prior to the meeting this date for discussion regarding a real estate matter and personnel.

**3. COMMUNICATION FROM CITIZENS**

**HELLER** Jane Heller, 1819 Idylwyld Road spoke about a dangerous traffic issue along Memory Lane Extended at Idylwyld. She reported that motorists do not adhere to the speed limit, and race down the hill. She emphasized a huge risk to exit out of Idylwyld. She asked if anything could be done about the problem.

**SCHENCK** Chairman Schenck responded that they would report the matter to the police department. The speed board could be placed in the area and monitored. He added that speeding in the township is reported at nearly every meeting.

**4. ENGINEERING REPORTS**

A. Environmental Engineer – Buchart Horn, Inc.

**CRABILL** Mr. Crabill stated that he had provided his written monthly report and offered to respond to questions.

**SCHENCK** Chairman Schenck asked whether the residents of Yorklyn had been made aware of the sewer project and township's investment scheduled to begin very soon.

**CRABILL** Mr. Crabill responded that letters from the contractor will be mailed to each resident and, in addition, the project had been listed in the township newsletter.

**HOLMAN** Mr. Holman added that it will be posted on the Facebook page and on the website to make everyone aware of the project.

**SCHENCK** Chairman Schenck requested that the board members be provided with a copy of the documentation sent to the residents.

**CRABILL** Mr. Crabill responded that the documentation will include one of the shop drawings that are required. He will provide the information to the board.

B. Civil Engineer – First Capital Engineering, Inc.

**LUCIANI** Mr. Luciani stated that he had provided a written monthly report. He had one update which involved the area on Commons Drive where the new fire building will be constructed. There were several points:

- Sewer construction moving slowly due to site constraints including rock and saturated conditions.
- Pasch development is staking out infrastructure and roadways for a mini-storage, which calls for one driveway; fire building has two driveways.
- Mr. Luciani noticed that the manholes in the street are set three feet higher than plans show.
- Need to get all engineers and surveyors on the same page; notice has been sent.

**HOLMAN** Mr. Holman added that the township will be following up on the site work with Mr. Pasch and his engineer in order to eliminate anything that could slow down progress on the fire building.

**5. CONSENT AGENDA**

- A. Acknowledge Receipt of January 31, 2013 Treasurer's Report.
- B. Board of Supervisors Regular Meeting Minutes – February 14, 2013.
- C. Regular Payables as Detailed in the Payable Listing of February 28, 2013.
- D. SD-07-06 – Time Extension – Triplet Springs – Plan Expires 03/20/13 (New Plan Date 07/20/13).

**MR. BOWMAN MOVED TO APPROVE CONSENT AGENDA ITEMS A THROUGH D. MOTION UNANIMOUSLY CARRIED.**

**6. SUBDIVISIONS AND LAND DEVELOPMENT**

- A. LD-12-06 – Susquehanna Bank – 04/18/13 (Action)

**LIDDICK** Angela Liddick provided the Susquehanna Bank Land Development Plan, for which documentation was provided in a memorandum dated February 28, 2013. She stated that the location for the bank would be located on Whiteford Road in the Meadowbrook Village Shopping Center between Banana Max and the former Tweeter building. They proposed to construct a stand-alone branch of the bank, approximately 3,800 square feet with access off of Whiteford Road. The accessway will be re-aligned so that it is in proper conjunction with access to the mall across the street. She provided a PowerPoint overview of the project showing the preliminary/final plan, the existing site plan, the proposed site plan, elevations and aerial view.

**SCHENCK** Chairman Schenck questioned the access driveway and a summarized discussion follows:

- Driveway is shared with Banana Max restaurant, which has a 20 foot easement. Additionally there is an existing 40-foot shared access easement along the side of the property and along the back perimeter.
- Median is proposed for either left or right turns. Even though driveway is offset, it is wide enough for turning and current planning will work.
- Susquehanna Bank has made great effort to align with driveway across the street for Galleria Mall.
- Potential traffic signal in the future. Planning Commission investigated that the geometry will fit for the traffic signal.
- Loading space of 12X50 is required for every non-residential building.

- Developers Agreement calls for a warranted traffic light any time within a 10-year period; contribution by Susquehanna Bank of \$100,000 even though the Bank will lease the property.

**HELLER** Jane Heller asked for an opportunity to comment with regard to the development.

**SCHENCK** Chairman Schenck responded that he would prefer that comments be made during citizen comments; however, he allowed her comment.

**HELLER** Ms. Heller stated that she realized the township was not particularly concerned with restoration or preservation.

**SCHENCK** Chairman Schenck stopped her comment and stated that it was absolutely not true. He stated that the township has a very active Historic Preservation Committee and that the township had invested close to a million dollars toward Open Space preservation recently. The township does a lot for historic preservation, and he did not want her statement to go unchallenged.

**HELLER** Ms. Heller commented that she recalled Avalong and the iconic structures that had been there. She thought it was unfortunate that there wasn't a way to retain some portion of the barn. She had discussed the development with Mr. Arcuri of Susquehanna Bank and the many things that had been done to upgrade the barn to be used for business and felt it was unfortunate that it could not be restructured or re-purposed in some way. She was concerned because once the older structures are gone, they're done.

**SCHENCK** Chairman Schenck responded that he agreed with her for preservation; however, this development was not one for which the township could affect. The Historic Preservation Committee had documented it and the township has done what it could.

**MR. BISHOP MOVED WITH RESPECT TO LAND DEVELOPMENT 12-06  
SUSQUEHANNA BANK, FOR THE APPROVAL OF THE LAND DEVELOPMENT PLAN  
WITH THE FOUR WAIVERS AS LISTED ON THE MEMORANDUM DATED  
FEBRUARY 28, 2013 AND THE FIVE CONDITIONS WITH MODIFICATION TO THE  
FIFTH CONDITION TO SAY CONTINGENT UPON EXECUTION OF THE  
DEVELOPERS AGREEMENT. MOTION UNANIMOUSLY CARRIED.**

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

- A. Authorization to Enter into Traffic Signal Contribution Agreement with Whiteford York, LLC.
- B. Authorization to Enter Into Operation and Maintenance Agreement (O&M) Agreement, Storm Water Management Best Practices with Susquehanna Bank.

**MR. BISHOP MOVED TO APPROVE THE TRAFFIC SIGNAL CONTRIBUTION AGREEMENT WITH WHITEFORD YORK, LLC AND THE STORM WATER MANAGEMENT OPERATION AND MAINTENANCE AGREEMENT WITH SUSQUEHANNA BANK. MOTION UNANIMOUSLY CARRIED.**

**8. COMMUNICATION FROM SUPERVISORS**

**BISHOP** Mr. Bishop brought forward his observation that it appeared the administration was dealing with a significant effort to respond to Right-To-Know requests. He questioned whether the board needed to receive more detailed information. He noted that it seemed to be a significant expense for the township.

**SCHENCK** Chairman Schenck indicated he was concerned about the workload. He commented that nothing could be done about the requests; however, there may be a need to re-staff or reconfigure some workloads.

**HOLMAN** Mr. Holman stated that over the past six months he had responded to a much higher number than ever. He added that it was something that will continue in the future if the level of Right-To-Know requests continue, and there will be a need to address it in some way with additional personnel. He noted that he had been using Solicitor Rausch's office more with regard to the requests due to specific complexities. He commented that the costs continue to increase, as is the issue among a number of townships, but Springettsbury seems to have a lot of them at this time.

**SCHENCK** Chairman Schenck noted that it does not come without a cost, but obviously there is no issue with complying.

**BISHOP** Mr. Bishop agreed but stated that it would be beneficial to know the cost, the size of the effort and any additional information to advise the state representatives who perpetrated the Right-To-Know upon the municipalities. Mr. Bishop requested information, such as the amount, the size of the effort to respond, and the costs of compliance in order to advise the representatives at the state level.

**HOLMAN** Mr. Holman responded that he would compile the information for the board.

**SCHENCK** Chairman Schenck added that the board should be aware of the matter and commented that there may be ways to preserve and present information with automation for less workload moving forward into the future.

**HOLMAN** Mr. Holman commented that they had placed a lot of information on the website, and one of the items was the permit log. He had been receiving Right-To-Know requests from vendors who were making requests because they were looking for mailing lists, which was the reason for putting the permit log, which is public information, on the website.

**BISHOP** Mr. Bishop noted that he made an excellent point, and it is an area where putting information on the website would be helpful.

**SCHENCK** Chairman Schenck agreed that it would lesson some of the workload.

**HOLMAN** Mr. Holman stated that was what they had been working on. He added that he would put together information for the board with trends up to current data.

**9. SOLICITOR'S REPORT**

**RAUSCH** Solicitor Rausch stated he had nothing to add to his written report.

**10. MANAGER'S REPORT**

**HOLMAN** Mr. Holman stated he had no updates to his Manager's Report.

**11. ORDINANCES AND RESOLUTIONS**

A. Resolution No. 2013-29 – Authorizing Disposition of Records

**MR. BOWMAN MOVED TO APPROVE RESOLUTION NO. 2013-29 AUTHORIZING DISPOSITION OF RECORDS. MOTION UNANIMOUSLY CARRIED.**

**12. OLD BUSINESS**

A. YorkCounts Public Safety Task Force Update

**BISHOP** Mr. Bishop reported that he had received no updates.

**13. NEW BUSINESS**

There was no New Business for discussion.

**14. ADJOURNMENT**

**SCHENCK** Chairman Schenck adjourned the meeting at 7:35 p.m.

Respectfully submitted,

John Holman  
Secretary

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