

YORK TOWNSHIP
BOARD OF COMMISSIONERS
190 Oak Road, Dallastown PA 17313
Tuesday, June 11, 2019
6:00 p.m.

Comm. Steele called the meeting to order at 6:00 pm with the following in attendance:

Comm. Steele	Gary Milbrand	Steve Hovis
Comm. Granholm	Lisa Frye	Mike Hiras
Comm. Jones	Scott DePoe	
Comm. Kessler	Carly Mercadante	
Comm. Knepper		

Other Township Employees or Board Members:

Adam Wolf, Public Works; Kathleen Dellinger, EMA; Jeff Grove, EMA; Josie Dick, W&SA; and Kay Crumling, York Township Tax Collector.

Other Community Members:

Sgt. Krzywulak, YARP; Bob Junkins, York Township Goodwill Fire Company; and Rob Greene, York Township Goodwill Fire Company.

Comm. Steele announced that the Board would meet in executive sessions at the end of the meeting to talk about real estate matters.

Minutes – May 14, 2019

On motion of Comm. Granholm, seconded by Comm. Jones, the minutes of May 14, 2019 were approved.

Vote 5 yes.

Payment of Bills

On motion of Comm. Jones, seconded by Comm. Granholm, the following bills for May 2019 were approved for payment:

General Fund	\$ 674,781.72
Sewer Revenue Fund	\$ 473,653.69
Inter-Municipal Sewer Fund	\$ 15,678.20
Storm Water Management Fund	\$ 1,155.00
General Capital Reserve Fund	\$ 151,528.37
Sewer Capital Reserve Fund	\$ 28,374.56
Street Light Fund	\$ 245.54
Escrow Fund	\$ 15,056.19

EMA Fund

\$ 115.20

Total	\$ 1,360,588.47
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Vote 5 yes.

Non-Reimbursables

On motion of Comm. Jones, seconded by Comm. Granholm, the non-reimbursable portion of bills for May 2019 in the amount of \$33,097.75 were approved for payment.

Vote 5 yes.

Commissioner Agenda

Comm. Jones – Reported that he attended the May 23rd, 2019 Fire Chiefs meeting. He attended the Stock and Leader June 6th municipal law presentation. He attended the York Township Fire Department meeting on June 10th, 2019.

Comm. Granholm – Congratulated the graduating Dallastown High School seniors.

Comm. Knepper – He encouraged staff to seek a resolution to get Heather Glenn finished. Reported that the Township brush drop off area is now being abused by non-residents.

Comm. Kessler – Reported that he attended the Stock and Leader June 6th municipal law presentation. He attended the York Township Fire Department meeting on June 10th, 2019.

Comm. Steele – Reported that he assisted with the May 18th, 2019 shredding event. He congratulated Comm. Kessler and Comm. Knepper on winning the primary election within their wards. He recently had to use the services of Health Transport Partner Inc. a company that provided transportation services when a patient can't drive and was pleased with their services.

Township Manager's Agenda – Gary Milbrand

Special Event Approval for York Township Goodwill Fire Company

On motion of Comm. Jones, seconded by Comm. Kessler, the Board approved participation of York Township Fire Company and Fire Police in the Dallastown Flag Day parade and VFIS employee appreciation day as non-emergency activities for workers compensation coverage with the condition that future activities must be submitted for approval with 60 days advance notice.

Vote 5 yes.

Reappointment of Carl Dallmeyer to Planning Commission (thru May 31, 2023)

An error was made in the appointment of Carl Dallmeyer at the May Board of Commissioners meeting for a five(5) year term.

On motion of Comm. Knepper, seconded by Comm. Granholm, Carl Dallmeyer was reappointed to the Planning Commission for a term expiring May 31, 2023. Vote 5 yes.

Budget workshop meeting

The Board agreed to hold the 2020 budget workshop meeting on Wednesday, October 23rd, 2019. The public is encouraged to attend.

Recreation – Carly Mercadante

Approval to allow one trial pickleball court to be installed at Fitz Park

On motion of Comm. Kessler, seconded by Comm. Granholm, the Board approved a motion to expend funds for 1 temporary trial pickleball court to be placed on the Fitz Park basketball courts.

Vote 5 yes.

Recreation Board Members

Carly advised the Board of Commissioners that the Recreation Board is seeking a new member. If any of the Township residents have an interest in serving on the Recreation Board please contact Carly Mercadante.

Public Works – Scott DePoe

Scott DePoe reported the Township's new hook lift truck will be on display at the July Board meeting.

The Township is having issues with the use of the brush yard by non-residents. Staff will work on a solution.

**Engineer – Mike Hiras of JMT and Director of Economic Development – Lisa Frye
LD2019-4-1 Timothy L. Salvatore Right of Way Relocation Plan**

The plan presented by Trey Elrod, Gordon L. Brown & Associates, Inc.

On motion of Comm. Granholm, seconded by Comm. Kessler, the final land development plan for LD2019-4-1 Timothy L. Salvatore Right of Way Relocation Final Land Development located at 2439 Pine Grove Road was approved with the following conditions or modifications:

1. All comments on the JMT letter from Michael Hiras, P.E., dated June 3, 2019, shall be met.
2. The York Township Engineering Department shall receive an electronic file prior to recording.

3. A check in an amount to be determined by the Assessment Office and the Recorder of Deeds Office shall be received by the York Township Engineering Department prior to recording.
4. With the following condition:
 - a. As the associated Lot Development Plan is currently under review, all revisions shall be coordinated to ensure consistency of both plans, and that the right-of-way relocation and extents are sufficient to encompass the drainage swale. Further review will be provided as forthcoming submissions are processed, therefore, additional comments may be forthcoming.
5. All invoices to be paid prior to recording.

Vote 5 yes.

P2019-4-2 David A. Houck Preliminary/Final Subdivision Plan

The plan presented by Lee Faircloth, Gordon L. Brown & Associates Inc

On motion of Comm. Knepper, seconded by Comm. Granholm, the Preliminary/Final Subdivision plan for P2019-4-2 David A. Houck located at 141 Monument Road was approved with the following conditions or modifications:

1. All comments on the JMT letter from Michael Hiras, P.E., dated June 6, 2019, shall be met.
2. The York Township Engineering Department shall receive an electronic file prior to recording.
3. A check in an amount to be determined by the Assessment Office and the Recorder of Deeds Office shall be received by the York Township Engineering Department prior to recording.
4. Waivers granted for the following:
 - a. Section 308.B.2.a – Plan Scale
 - b. Section 308.E.3 – Additional Plans, Reports and Assessments
 - i. With consideration that no development is proposed as part of the Minor Subdivision Plan, and that the applicable reports and requirements will be provided in future Land Development Plans.
 - c. Section 507. – Sidewalks
 - i. With consideration that the plan does not propose any new improvements and the applicant has provided York Township’s 6-month notification on the plans for the required curb, sidewalk, and roadway improvements.
 - d. Section 508. – Curbs and Reinforced Shoulders

- i. With consideration that the plan does not propose any new improvements and the applicant has provided York Township's 6-month notification on the plans for the required curb, sidewalk, and roadway improvements.
- e. Section 513. – Monuments and Markers for Lot 1 Only
- f. Section 609. – Street Trees
 - i. With consideration that the plan does not propose any new improvements and the applicant has provided York Township's 6-month notification on the plans for the installation of the street trees.

5. All invoices to be paid prior to recording.

Vote 5 yes.

LD2019-3-2 SSN Hotel (2064 Springwood Rd.) Preliminary/Final Land Development Plan

The plan presented by Robert Sandmeyer, P.L.A, Site Design Concepts.

On motion of Comm. Granholm, seconded by Comm. Kessler, the preliminary/final land development plan for LD2019-3-2 SSN Hotel located at 2064 Springwood Road was approved with the following conditions or modifications:

- 1. All comments on the JMT letter from Michael Hiras, P.E., dated June 6, 2019, shall be met.
- 2. The York Township Engineering Department shall receive an electronic file prior to recording.
- 3. A check in an amount to be determined by the Assessment Office and the Recorder of Deeds Office shall be received by the York Township Engineering Department prior to recording.
- 4. In addition to the waivers previously approved the following waivers were granted:
 - a. Section 307.B - Preliminary Plan Application Procedure
 - b. Section 310.D.19 – Exterior Noise Plan
 - i. With consideration to provide the exterior noise plan at the time of the building permit application.
 - c. Section 507 – Sidewalks
 - i. With the inclusion of York Township's 6-month notification on the plans.
 - d. Section 507.A – Sidewalks on Both Access Drives

- i. With a sidewalk installed on the east side of the driveway to serve pedestrian traffic from Springwood Road and for the parking spaces along the access drive.
- e. Section 508.A.4 and 508.B – Concrete Curb
 - i. With consideration that the proposed 6-inch curb will provide the same function as an 8-inch curb and provide easier navigation to pedestrian areas for the project.
 - ii. Six (6) inch curb shall only be provided within the proposed private parking lot. All transitions to the existing curb shall match the existing curb height.
- f. Section 908.G.7 – Minimum Pipe Size (Stormwater Management Ordinance)

- 5. All invoices to be paid prior to recording.

Vote 5 yes.

P2018-11-2 and LD2018-11-1 Hudson Ridge (55 Yoe Drive) Preliminary Subdivision and Land Development Plan

The plan presented by Aaron Navarro – Snyder, Secary, & Associates and Bryce Burkentine, Property Owner/Developer.

Comm. Knepper made a motion and Comm. Granholm seconded the motion to approve the Preliminary Subdivision and Land Development Plan for P2018-11-2 and LD2018-11-2 Hudson Ridge located at 55 Yoe Drive with the following conditions or modifications:

- 1. All comments on the JMT letter from Michael Hiras, P.E., dated June 7, 2019, shall be met.
- 2. Waivers granted for the following:
 - a. Section 506.E.4 – Tangent Between Reverse Curves
 - b. Section 506.F.3 – Vertical Sag Curve
 - i. With consideration that the 25-mph design speed for this internal development street.
 - ii. All streets are to be private
 - c. Section 506.G.2 – Intersection Separation Distance
 - i. With consideration that all comments provided by TRG shall be addressed.
 - d. Section 506.G.5.B – Bulb-outs for On-Street Parking
 - e. Section 507.A – Sidewalks (Yoe Drive & Chapel Church Road)
 - i. The applicant has provided York Township’s 6-month notification note on the plans for all waived sidewalks.
 - f. Section 512.G.5 – Driveway Width
 - g. Section 512.G.8 – Driveway at ‘T’ – Intersections
 - h. Section 609.D & H – Street Tree Locations/Street Tree Distance

- i. Section 304.B – Rate Controls (Stormwater Management Ordinance)
 - i. With the condition that as the project’s NPDES Permit is currently under review, JMT will evaluate to ensure that the increase is as minimal as possible and may require minor adjustments to the proposed stormwater design to ensure that the intent of the ordinance requirement is met.
- j. Section 908.G.17.c – Curvilinear Storm Drains (Stormwater Management Ordinance)
 - i. With the condition that the waiver is only applicable to roadways internal to the site and not within public roadways that are owned by the Township.

Heather Lyons of 90 Yoe Drive read a statement of concern about the development noting that it was not consistent with the surrounding area. She noted concerns for the number of units, the width of Yoe Drive, Mill Creek wildlife, traffic and the Yoe Drive access opening out in front of her house. She requested the access drive be relocated 40 feet to the north.

Donald Blessing of 475 Chapel Church Road voiced concerns about sewer, stormwater, traffic and the configuration of Yoe Drive.

A discussion was held.

On motion of Comm. Jones, seconded by Comm. Kessler, the Board agreed to table the decision of Preliminary Subdivision and Land Development Plan for P2018-11-2 and LD2018-11-2 Hudson Ridge located at 55 Yoe Drive and requested the Township’s Traffic Engineer evaluate for safety concerns the access drive onto Yoe Drive from the development.

Vote 5 yes.

Some of the Board members expressed a desire to visit the site and Bryce Burkentine requested to be in attendance of any visits.

Solicitor – Steve Hovis

Red Lion’s Ma & Pa Greenway Trail encroachment agreement

On motion of Comm. Steele, seconded by Comm. Kessler, the Board approved the encroachment agreement for the Red Lion’s Ma & Pa Greenway Trail.

Vote 5 yes.

Public Comments

None

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Public Presentation

John Bowders of 593 Chestnut Hill Road gave a presentation titled "Bridgewater Three Year Update" and noted concerns about buffers, sidewalks, lights, sewers, inspections and golf.

Executive Session TIME 8:06

The board was in executive session to discuss real estate issues.

Meeting Reconvened TIME 8:33

Adjourn

The meeting was adjourned at 8:34 pm.

Secretary

(Seal)