

YORK TOWNSHIP
BOARD OF COMMISSIONERS
190 Oak Road, Dallastown PA 17313
Tuesday, July 9, 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 was absent.

Other Township Employees or Board Members:

Adam Wolf, Public Works; Ryan Grigg, Finance Director; Kathleen Dellinger, EMA; Jeff Grove, EMA; Jacobus Mayor Greg Gruendler, EMA; Josie Dick, W&SA; and Kay Crumling, York Township Tax Collector.

Others Community Members:

Off. Fatland; and Bob Junkins, York Township Goodwill Fire Company

Comm. Steele announced that the Board will meet in executive sessions at the end of the meeting to talk about personnel, litigation and real estate matters.

Minutes – June 11, 2019

On motion of Comm. Granholm, seconded by Comm. Jones, the minutes of June 11, 2019 were approved.

Vote 4 yes.

Payment of Bills

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

General Fund	\$ 1,204,079.45
Sewer Revenue Fund	\$ 94,811.68
Inter-Municipal Sewer Fund	\$ 10,840.96
Storm Water Management Fund	\$ 14,720.00
General Capital Reserve Fund	\$ 131,799.89
Sewer Capital Reserve Fund	\$ 28,361.04
Street Light Fund	\$ 245.52
Escrow Fund	\$ 19,712.77

EMA Fund

\$ 42.53

Total	\$ 1,504,613.84
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Vote 4 yes.

Non-Reimbursables

On motion of Comm. Jones, seconded by Comm. Granholm, the non-reimbursable portion of bills for June 2019 in the amount of \$52,020.50 were approved for payment.

Vote 4 yes.

Commissioner Agenda

Comm. Granholm – Reported that he attended the June 13th, 2019 YARP meeting. The YARP Commission rejected all proposals for a Police Pension Plan Administrator. The Police Department received a favorable audit.

He attended the June 13, 2019 WellSpan Heart and Vascular groundbreaking ceremony. On June 27, 2019 he met with the homeowner on Yoe Drive and a representative of the Hudson Ridge Development.

Comm. Kessler – Reported that he attended the York Township Fire Department meeting on July 8th, 2019. He noted that York Township Goodwill Fire Company is responding with an average of eight (8) firefighters per call.

He spoke to Mike Keiser at PennDOT about the lack of work on the Mt. Rose interchange on I83 and was told the contractor has stopped work and is requesting additional funding. The contractor and PennDOT are in litigation and the case will not be heard till August. Fines are \$11,000 per day. He noted that PennDOT indicated it would take a year to get a new contractor for the project.

He reviewed the egress concerns from the Hudson Ridge development onto Yoe Drive.

Comm. Jones – Reported that he addressed several citizen concerns. He attended the municipal leaders roundtable discussion held by Congressman Lloyd Smucker on June 17th, 2019 at Dallastown Fire Company and notes that this was the first of several meetings. He complimented the Dallastown Yoe Water Authority regarding their efforts related to recent water supply issues. He attended the York Township Fire Department meeting on July 8th, 2019. He met with Comm. Kessler and Township Manager Milbrand regarding access onto Yoe Drive from the Hudson Ridge Development.

Comm. Steele – Reported that he attended the June 13, 2019 WellSpan Heart and Vascular groundbreaking ceremony. He attended the June 13th, 2019 YARP meeting. He addressed several citizen concerns regarding pickleball.

July 9, 2019

Page 3

Recreation and Proposed Community Center Survey Results -Tom Lepson

Tom Lepson of Lepson Research Group gave a presentation on the findings identified in the recent Township Recreation and Proposed Community Center survey. Mr. Lepson noted that they received 2,300 responses and that this extensive sampling speaks to the desire of York Township residents related to current and future Township recreation facilities and programs.

A discussion was held.

The report can be found on the Township web page at <http://www.yorktownship.com/departments/recreation/>

Township Manager's Agenda – Gary Milbrand

PaDEP Trading Partner Agreement

On motion of Comm. Kessler, seconded by Comm. Granholm, the Board approved a motion to authorize Molly Eck and Gary Milbrand to execute Pennsylvania Clean Water Reporting System Trading Partner Agreements for the purpose of entering data and submitting Township MS4 reports within PaDEP's system.

Vote 4 yes.

Budget workshop meeting

The Township budget workshop has been scheduled for Wednesday, October 23rd, 2019 at 5:00 pm.

Recreation – Carly Mercadante

During the May 18th, 2019 shred event the Township collected 5,250 lbs of paper and collected 560 canned goods. The Township annual Freedom Fireworks was held on June 28th with 800+ people in attendance.

Public Works – Scott DePoe

The Township's new Hooklift truck w/ winter maintenance and leaf collection equipment was on display outside the meeting room. The 2019 paving season has started. The Township will pave 14 roads for approximately \$1,000,000.

Push Camera System

On motion of Comm. Jones, seconded by Comm. Kessler, the Board approved the Costars purchase of a Rausch MC 360 Push Camera System with a trolley and cable adaptor in the amount of \$21,306.00 from Tristate Environmental Services LLC.

Vote 4 yes.

**Engineer – Mike Hiras of JMT and Director of Economic Development – Lisa Frye
P2018-11-2 and LD2018-11-1 Hudson Ridge (55 Yoe Drive) Preliminary
Subdivision and Land Development Plan**

On motion of Comm. Jones, seconded by Comm. Kessler, the Board agreed to un-
table the Preliminary Subdivision and Land Development Plan for P2018-11-2
and LD2018-11-2 Hudson Ridge located at 55 Yoe Drive.

Vote 4 yes.

The below motion was made and the plans were tabled at the June 11, 2019 Board
of Commissioner Meeting.

On motion of Comm. Knepper, seconded by Comm. Granholm from the June 11,
2019 Board of Commissioners meeting the Preliminary Subdivision and Land
Development Plan for P2018-11-2 and LD2018-11-1 Hudson Ridge located at 55
Yoe Drive was approved 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. 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 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.

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

Vote 4 yes.

LD2018-4-1 Wellspan Heart and Vascular Center

The plan presented by Joseph Stein, Warehaus.

On motion of Comm. Jones, seconded by Comm. Kessler, the final land development plan for LD2018-4-1 Wellspan Heart and Vascular Center Final Land Development located at 2500 South George Street was approved with the following conditions or modifications:

- 1. All comments on the JMT letter from Michael Hiras, P.E., dated July 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. Waivers granted for the following:
 - a. Section 303 & 905 – Volume Control /Volume Control (VC) BMPs (Stormwater Management Ordinance)
 - i. With the condition that final copies of all plan and report documents are to be submitted for issuance of a NPDES permit to the York County Conservation District.
 - b. Section 304.D.1 – Plan Scales
 - c. Section 307.B - Preliminary Plan Application Procedure
 - i. With the Condition that items such as building architectural plans and utility design will be advanced adequately to prevent major changes to the plan prior to the Board of Commissioners Meeting and Final Plan approval.
 - d. Section 507.A – Sidewalks
 - i. With the condition that a 6-month written notification on the plans, requiring the installation of sidewalk in accordance with the York Township Subdivision Land Development Ordinance

- and York Township Construction & Materials Specifications, at the property owner's expense.
- ii. With the condition of providing connection for pedestrian traffic from the intersection of Grantley and South George Street to the internal sidewalk system.
- iii. A 6-month note added to the plans for sidewalks.
- e. Section 508.B – Vertical Curbs
 - i. With the Condition that the waiver only applies to the internal parking lot curbing. Curbing within the public-right-of-ways shall be consistent with Township/PennDOT requirements or as otherwise noted in the waiver request for Section 508. – Vertical Curbs.
- f. Section 506.E – Commercial/Industrial Local Road – 200-ft Minimum Centerline Radius
 - i. Pending final review approval by TPD
- g. Section 508. – Vertical Curbs
 - i. With the Condition that the Township will provide an inspection of the rolled bituminous asphalt curb within one-year after construction if it is determined that the rolled bituminous asphalt curb has significant faults, the applicant will provide concrete curb in accordance with the ordinance requirements within (6) months of being notified.
 - ii. With the condition of a rolled bituminous curb detail be added to the plan
- 5. With the consideration that the waiver of Section 507.B – Sidewalks was withdrawn by Joseph Stein, Warehaus on behalf of the applicant during the meeting.
- 6. All invoices to be paid prior to recording.

Vote 4 yes.

Final Surety Release – York JCC

On motion of Comm. Granholm, seconded by Comm. Jones, the final surety release for the York Jewish Community Center land development was approved.

Vote 4 yes.

LD2018-10-1 York County School of Technology Land Development – Request to submit for a building permit

The request was presented by Jon Boyer, York County School of Technology and Maryann Marotta, Marotta Main.

A request was presented to allow York County School of Technology to submit for a building permit prior to the recording of the Land Development Plan for the proposed new gymnasium.

A discussion was held.

July 9, 2019

Page 7

On motion of Comm. Granholm, seconded by Comm. Steele, the Board denied allowing York County School of Technology to submit for a building permit prior to the recording of a land development plan.

Vote 4 yes.

Time Extensions

On motion of Comm. Granholm, seconded by Comm. Kessler, 90-day time extensions were granted for the following:

P2016-10-1 334 Hospitality Final Reverse Subdivision

P2018-8-1 Dean and Carol Nachtigall Subdivision

LD2019-1-1 Wellspan Cancer Center Land Development

P2018-10-1 York County School of Technology Subdivision

LD2018-10-1 York County School of Technology Land Development

Vote 4 yes.

Solicitor – Steve Hovis

No action items

Public Comments

None

Executive Session **TIME_7:45 pm_____**

The board was in executive session to discuss personnel, litigation and real estate issues.

Meeting Reconvened **TIME__8:45 pm_____**

Adjourn

The meeting was adjourned at 8:45 pm.

Secretary

(Seal)