

YORK TOWNSHIP  
BOARD OF COMMISSIONERS  
190 Oak Road, Dallastown PA 17313  
Tuesday, February 11, 2020  
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, Recreation Board; Jeff Grove, EMA; Jacobus Mayor Greg Gruendler, EMA; Laura Kirk, EMA; and Molly Eck, MS4 Program Coordinator.

Others Community Members:

Sgt. Montgomery, 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 session at the end of the meeting to discuss personnel and land acquisition matters.

**Minutes** – January 6, 2020

On motion of Comm. Granholm, seconded by Comm. Jones, the minutes of January 6, 2020, were approved.

Vote 4 yes. (Knepper – Abstained)

Comm. Granholm noted that Comm. Jones and not he had seconded the motion to appoint Melvin Trumble as the York Area Regional Police Commission Citizen At Large for 2020. The January 6, 2020 meeting minutes have been revised to reflect this change.

Comm. Steele noted that he did not attend the December 28<sup>th</sup> York Area Regional Police Commission employee appreciation dinner, but he did attend the December 23<sup>rd</sup> recessed York Area Regional Police Commission meeting. The January 6, 2020 meeting minutes have been revised to reflect this change.

**Payment of Bills**

On motion of Comm. Jones, seconded by Comm. Granholm, the following bills for January 2020 were approved for payment:

General Fund	\$ 531,637.70
Sewer Revenue Fund	\$ 457,749.69
Inter-Municipal Sewer Fund	\$ 15,884.81
Storm Water Management Fund	\$ 6,510.00
Recreation Capital Reserve Fund	\$ -0-
Liquid Fuels Fund	\$ -0-
General Capital Reserve Fund	\$ 161,392.64
Sewer Capital Reserve Fund	\$ 1,027.41
Street Light Fund	\$ 245.01
Escrow Fund	\$ -0-
Impact Fees Fund	\$ -0-
EMA Fund	\$ 14.72

<b>Total</b>	<b>\$ 1,174,461.98</b>
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Vote 5 yes

On motion of Comm. Jones, seconded by Comm. Kessler, the non-reimbursable portion of bills for January 2020 in the amount of \$14,684.72 were approved for payment.

Vote 5 yes.

**2020 Dallastown Science Fair Winners**

Comm. Jones advised that this is the 60<sup>th</sup> year for the Dallastown Science Fair. He thanked Molly Eck for judging the projects for the two awards that the Township provides. The Township is proud of the winners and proud to be a sponsor. He thanked all involved in the science fair that help make it a success including students, parents, the school district, the science department and volunteers.

Mark Ilyes thanked York Township and the Board of Commissioners for their continued support of Dallastown Area High School's science and engineering fair. The awards that you and others make available provide recognition and incentives for our students to continue to excel in the area of scientific research.

The following students presented their projects:

- a. Overall Winners:
  - i. Senior High Division
    1. Grand Champion: Ibnat Meah - Instrumentation & Investigation of Phage-Antibiotic Synergy on *K. pneumoniae*, *H. alvei*, & Transductant *H. alvei*
  - ii. Junior High Division
    1. Reserve Grand Champion: Jeremiah Ondrasik - Ballistic Pendulum
    2. Grand Champion: Mia Karlie - Glycerin's Effect on Banana Based Bioplastic's Tensile Strength
- b. York Township Scholarship Winners for Best Jr. High Water Quality & Storm Water Management Project:
  - i. Senior: Rylee Dunkerley - I'm Trying to Breathe
  - ii. Junior: Rachel Miller - How does the Amount of Iodized Salt Added to Tap Water Affect the Density?

#### **MS4 annual report presentation and Training**

Molly Eck presented the MS4 Annual Report. A training video on "Managing Stormwater Runoff!" was presented. There were approximately 33 people in attendance for the presentation and training. There were no questions from the Board or the audience on the information presented. The Board thanked Molly for the presentation and her work with the MS4 program in York Township.

#### **Commissioner Agenda**

**Comm. Kessler** – Reported he attended the York Township Fire Department meeting on January 13<sup>th</sup>, 2020 and February 20<sup>th</sup>, 2020. He attended the Dallastown Fire and Rescue Company appreciation dinner on January 18<sup>th</sup>, 2020. Dallastown Fire and Rescue attended 623 calls in 2019.

**Comm. Jones** – Reported he attended the York Township Fire Department meeting on January 13<sup>th</sup>, 2020 and February 20<sup>th</sup>, 2020. He attended the Dallastown Fire and Rescue Company appreciation dinner on January 18<sup>th</sup>, 2020. He attended the Dallastown School District Science and Engineering Fair awards ceremony on January 26<sup>th</sup>, 2020. On January 30<sup>th</sup>, 2020 he attended the York Township Fire Chiefs meeting. He attended the Stock and Leader municipal training on January 23, 2020.

**Recruitment and Retention money** - On motion of Comm. Jones, seconded by Comm. Kessler, the Recruitment and Retention money for the 4th quarter, 2019, for the five fire companies was approved for distribution.

Vote 5 yes.

**Comm. Granholm** – Reported that he attended the January 9th, 2020 York Area Regional Police(YARP) board meeting. The Department hired three former South Western Officers and these officers bring 40 years of experience to the department. Melvin Trumble was welcomed as the new Citizen At Large to the YARP Board. Terry Myers is the alternate to the Citizen at Large and the Contracting Municipalities Representative. YARP Started service to Spring Grove Borough last month. YARP's healthcare rebate will be around \$255,000.

Police officer testing was recently conducted and they received the lowest number of applications ever. Of the 194 people who applied, only 85 passed.

He met with Township staff on several occasions.

Comm. Knepper – Reported that with the warm January and February, the Township is saving quite a bit of money on road maintenance and wear and tear on Township equipment.

**Comm. Steele** – Reported that he attended the January 9th, 2020 YARP meeting. He attended a realty transfer meeting on January 13<sup>th</sup>, 2020. He attended a meeting on January 17<sup>th</sup>, 2020 regarding the design of the sewer building and some upgrades to the municipal campus. He attended the Stock and Leader municipal training on January 23, 2020. Comm. Steele requested of staff and the Board to look into the need to update LERTA and the possibility of closing the Fountain Head project.

#### **Township Manager's Agenda – Gary Milbrand**

##### **Main Meeting Room and Training Room AV Upgrade**

On motion of Comm. Kessler, seconded by Comm. Jones, the Board approved the SSPCS COSTARS vendor quote dated January 23, 2020, for \$22,665.91 and pay for the project from the General Fund and Sewer Fund Capital Reserve funds.  
Vote 5 yes.

##### **Phone System Replacement**

On motion of Comm. Steele, seconded by Comm. Granholm, the Board approved Square One Technologies, Inc. PEPPM quote dated January 18, 2020, for \$29,981.77 and pay for the project from the General Fund and Sewer Fund Capital Reserve funds.  
Vote 5 yes.

##### **Request for rezoning hearing for 581 Green Valley Road, 585 Green Valley Road, 2783 Ironstone Hill Road, 2775 Ironstone Hill Road, 2771 Ironstone Hill Road, 2767 Ironstone Hill Road, Ironstone Hill Road Map GJ Parcel 180A, 2763 Ironstone Hill Road, 2772 South Queen Street**

The board agreed to set the date for a rezoning hearing for the above-identified properties, for the March 10, 2020 meeting at 7:00 pm.

**Request for relief from permit fee doubling due to starting work without a permit for the Turning Point Project at 15 Wyntrebrook Drive. Coty Gall & Deb Goodling – R.S. Mowery and Sons**

Coty Gall of R.S. Mowery and Sons requested the Board of Commissioners provide relief from the doubling of permit fees due to starting work without a permit because his client is a nonprofit corporation.

A discussion was held.

On motion of Comm. Knepper, seconded by Comm. Kessler, to grant relief from doubled permit fees for the Turning Point Project at 15 Wyntrebrook Drive was denied.

Vote 0 yes and 5 no (Jones, Knepper, Kessler, Granholm and Steele) motion denied.

A discussion was held.

**Res. 2020-1 Update Act 537, Planning Module for Hudson Ridge Subdivision**

On motion of Comm. Knepper, seconded by Comm. Granholm, the Board approved Resolution 2020-1 updating the Act 537 plan for connection to the public sanitary sewage system for the Hudson Ridge Subdivision.

Vote 5 yes.

**Service Pin**

Comm. Knepper was presented with a 20 Year service pin.

**Public Hearing – Rezoning 1851 Powder Mill Road at 7:00 pm**

At 7:00 pm Comm. Steele recessed the regular meeting to a Public Hearing to hear comments on a proposed rezoning of 1851 Powder Mill Road

A stenographer was present and recorded the testimony during the hearing.

At 7:10 pm the public hearing was closed.

At 7:10 pm the regular meeting was called back to order.

**Zoning Map Amendment for 1851 Powder Mill Road**

On motion of Comm. Knepper, seconded by Comm. Granholm, Ordinance 2020-1, amending the zoning from Residential Medium (RM) to Commercial Office (CO) for the property with the address identified as 1851 Powder Mill Road (Parcel 5400020017500) and owned by OSS was approved with the following voice vote:

Comm. Kessler	Yes
Comm. Granholm	Yes
Comm. Jones	Yes
Comm. Knepper	Yes
Comm. Steele	Yes

Vote 5 yes.

**Recreation – Carly Mercadante**

No Action items.

**Public Works – Scott DePoe**

**Replacement Pick Up Truck Approval and Sell 2007 F350 to YARP for \$1**

On motion of Comm. Granholm, seconded by Comm. Jones, the Board approved expending funds from the 2020 capital reserve budget to purchase a 2020 F250 4x4 from New Holland Auto Group (COSTARS# 25-117) not to exceed a cost of \$40,000 and approve selling the 2007 - F350 (asset ID H-38} to York Area Regional Police Department for \$1.00.

Vote 5 yes.

**Replacement Dump Trucks approval**

On motion of Comm. Kessler, seconded by Comm. Jones, the Board approved expending funds from the 2020 capital reserve budget to purchase two(2) 2021 Freightliner Model 108SD trucks from Berman Freightliner (COSTARS# 25-042) and purchase the up-fit work from an approved COSTARS equipment vendor (yet to be determined) not to exceed a cost of \$340,000.

Vote 5 yes.

**Tire Changer approval**

On motion of Comm. Jones, seconded by Comm. Kessler, the Board approved expending funds from the 2020 sewer and general capital reserve budget to purchase a Hunter TCX57W Tire Changer from Myers Tire Supply not to exceed a cost of \$15,000.

Vote 5 yes.

The Township solicited three quotes per the Pa Department of Labor and Industry bidding thresholds limits for municipalities guidelines. Myers Tire Supply had the lowest quote at \$12,870.

**Sanitary Sewer ROW Maintenance Vehicle (Gator) Approval**

On motion of Comm. Knepper, seconded by Comm. Granholm, the Board approved expending funds from the 2020 capital reserve fund to purchase a John Deere HPX815E Work Series Utility Vehicle from Deere Country Farm and Lawn, Inc. (PA State - Ag Contract) at a price not to exceed cost of \$15,000.

Vote 5 yes.

**JMT Professional Service Contract for Municipal Campus Upgrades Approval**

On motion of Comm. Granholm, seconded by Comm. Kessler, the Board approved expending funds from the 2020 capital reserve budget for the additional engineering design work associated with previously identified Municipal Campus improvements as described in the JMT memo dated February 04, 2020 in an amount not to exceed \$38, 600.

Vote 5 yes.

**JMT Professional Service Contract for Municipal Campus Upgrades**

**Approval**

On motion of Comm. Jones, seconded by Comm. Granholm, the Board approved expending funds from the 2020 capital reserve budget for the Land Development Plan Process required for the proposed Sanitary Sewer Maintenance Building as described in the JMT memo dated February 04, 2020 in an amount not to exceed \$17,900.

Vote 5 yes.

**Engineer – Mike Hiras and Director of Economic Development –Lisa Frye**

**LD2019-9-1 Fair Valley (Wynfield) Revised Preliminary/Final Land Development Plan**

Plan was presented by Joel Snyder of RGS Associates.

On motion of Comm. Granholm, seconded by Comm. Kessler, LD2019-9-1 Fair Valley (Wynfield) Revised Final Land Development Plan was approved with the following conditions or modifications:

1. All comments on the letter from Michael Hiras, P.E., dated January 3, 2020 shall be met.
2. The York Township Engineering Department shall receive an electronic file prior to recording.
3. The following waivers were previously granted for the following on August 14, 2018:
  - a. Section 507.A – Sidewalks
    - i. Sidewalk along the south side of the S. George Street access drive.
    - ii. Sidewalk along the S. George Street frontage, as no other sidewalks exist in the vicinity of the property.
    - iii. Sidewalks along the northern side and northern frontage of the Joppa Road Access Drive.
    - iv. Sidewalk along the northern S. George Street frontage are not possible as the frontage is utilized as a paved access drive to the Ray E. Patsy C. Markey property and neither provides a direct connection into the site, and no other sidewalks exist for connection.
    - v. The applicant has provided York Township’s 6-month notification note on the plans for all waived sidewalks.
  - b. Section 508 – Curbs and Reinforced Shoulders
    - i. The waiver is supported for curbing internal to the site where stormwater BMPs or conveyance systems are proposed.

- ii. The waiver is supported for curb along the northern side of the S. George Street frontage.
- iii. The plan indicates curb on both sides of the southern access drive and tie into the South George Street shoulder, therefore a waiver is not required for this area of the project.
- iv. Since the initial waiver request, the applicant's engineering consultant, at the request of the Township, has provided curb along the Joppa Road frontage. Therefore, a waiver is not required for this area of the project.
- v. The applicant has provided York Township's 6-month notification note on the plans for all waived curbs.
- c. Section 508.D – Parking Lot Radius
  - i. The waiver is only applicable to the curves associated with entrances to garages.
- d. Section 905.D.1 – Loading Ratios (Stormwater Management Ordinance)
  - i. Contingent on coordination/approval of the PADEP NPDES Permit and Post Construction Stormwater Management Plan requirements by the York County Conservation District/PADEP.
  - ii. Any modifications/conditions as a result of the NPDES Permit review are incorporated into the plans and are consistent with all other requirements of York Township.
- e. Section 905.D.1.a – 2' Maximum Depth (Stormwater Management Ordinance)
  - i. Contingent on coordination/approval of the PADEP NPDES Permit and Post Construction Stormwater Management Plan requirements by the York County Conservation District/PADEP.
  - ii. Further evaluation of the waiver request will be required pending verification that any modifications/conditions as a result of the NPDES Permit review are incorporated into the plans and are consistent with all other requirements of York Township.
- f. Section 905.D.2 – Retaining Walls (Stormwater Management Ordinance)
  - i. A note shall be added to the plan that wall design details such as tie backs, footers, underdrains, and other critical wall components be provided with the Building Permit for verification that all other York Township ordinance and codes requirements are met.
- g. Section 905.D.3 – Two Acre Maximum (Stormwater Management Ordinance)
- h. Section 906.E.10 – Embankment Width (Stormwater Management Ordinance)



- i. Alternate access routes to the facilities for maintenance purposes shall be indicated on the plans.
  - i. Section 905.E.10.d – Interior Slopes (Stormwater Management Ordinance)
    - i. With the inclusion of child-proof barriers and landscaping
  - j. Section 506.A.11 – Street System Design and Construction
    - i. All slopes shall provide appropriately sized erosion control liners and permanent stabilization measures, as necessary.
    - ii. Consideration should be given by the applicant to provide appropriate low maintenance vegetation on the landscape plans, as these areas will be difficult to mow.
    - iii. Guiderail shall be provided near areas of pedestrian traffic or where no curb is proposed.
  - k. Section 516.F.2 – Cut & Fill Slopes
    - i. Geotechnical recommendation and slope stability analysis and guideline plan notes have been added to Sheet 2 of 35.
    - ii. Consideration should be given by the applicant to provide appropriate low maintenance vegetation on the landscape plans, as these areas will be difficult to mow.
    - iii. Guiderail shall be provided near areas of pedestrian traffic or where no curb is proposed.
    - iv. The applicant shall address any outstanding comments as requested by TRG.
  - l. Section 506.D.4– Horizontal Alignment (access drive to Joppa Road)
  - m. Section 506.E.3 (Table 5.J) – Vertical Alignment (access drive to Joppa Road)
    - i. The applicant shall address any outstanding comments as requested by TRG.
  - n. Section 307 – Preliminary Plan
  - o. Section 316 – Traffic Impact Report
    - i. The applicant shall address any outstanding comments as requested by TRG.
- 4. The following waiver was denied on August 14, 2018 and have been withdrawn by the applicant :
  - a. Section 519 – Public Dedication of Recreation Area
- 5. All applicable comments from York Township Departments, the York County Conservation District, and the York County Planning Commission shall be addressed.
- 6. All invoices to be paid prior to recording.

Vote 5 yes.

**P2019-11-1 Christopher G. Aldous Reverse Subdivision Plan**

Plan was presented by Trey Elrod P.E. of Gordon Brown and Associates.

On motion of Comm. Steele, seconded by Comm. Jones, P2019-11-1 Christopher G. Aldous Reverse Subdivision Plan was approved with the following conditions or modifications:

1. All comments on the letter from Michael Hiras, P.E., dated February 5, 2020 shall be met.
2. The York Township Engineering Department shall receive an electronic file prior to recording.
3. The following waivers were granted:
  - a. 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
  - b. Section 507. – Sidewalks
    - i. With consideration that no development is proposed as part of the Minor Subdivision Plan, and that required sidewalks will be provided in future Land Development Plans
    - ii. With the condition that the applicant has provides York Township’s 6-month notification on the plans for the installation of the sidewalks, to ensure that in the event that no future land developments plans are submitted, that the township maintains the right to request such improvements as deemed necessary, to be constructed by the owner of record should neighboring development warrant the sidewalk network to be completed.
  - c. Section 508. – Curbs and Reinforced Shoulders
  - d. Section 609. – Street Trees
    - i. With consideration that the plan does not propose any new improvements
  - e. Section 610. – Buffers and Screens
    - i. With consideration that the plan does not propose any new improvements
4. All invoices to be paid prior to recording.

Vote 5 yes.

**Surety Releases**

On motion of Comm. Granholm, seconded by Comm. Kessler, the final surety release for the Steven Daugherty (245 Olney Road) Land Development, the partial surety release in the amount of \$962,382.34 for the Burger King Land Development, (3100 Cape Horn Road) and the partial surety release in the amount of \$200,617.65 for the US Renal Care Land Development, (2721 South Queen St.) was approved.

Vote 5 yes.

**Time Extensions**

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

- a. P2017-9-1 2719 South Queen Street Final Subdivision Plan
- b. LD2015-5-1 IVRI Land Development Plan
- c. LD2019-2-1 Your Space Storage Land Development

Vote 5 yes.

**Solicitor – Steve Hovis**

**Quit-claim Parcel 54000HI0005N000000 (Course Road)**

On motion of Comm. Steele, seconded by Comm. Kessler, the Board approved the quit-claim deed transfer for parcel 54000HI0005N000000 along Course Road to Queen Street Messina LLC for \$1.00.

Vote 5 yes.

**Public Comments**

None

**Executive Session** TIME 7:55 pm

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

**Meeting Reconvened** TIME 8:20 pm

**Adjourn**

The meeting was adjourned at 8:20 pm.

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Secretary

(Seal)