

YORK TOWNSHIP
BOARD OF COMMISSIONERS
190 Oak Road, Dallastown PA 17313
Tuesday, August 8, 2017
6:00 p.m.

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

Comm. Steele	Gary Milbrand	Scott DePoe
Comm. Granholm	Lisa Frye	Steve Hovis
Comm. Jones	Fred Krause	Neil Beach
Comm. Kessler	Carly Mercadante	
Comm. Knepper		

Other Township Employees or Board Members:
Adam Wolf, Public Works; Kathleen Dellinger EMA; Jeff Grove, EMA; Jacobus
Mayor Greg Gruendler, EMA.

Others:
Chief Tim Damon, YARP.

Comm. Steele announced that the Board will meet in executive session at the end of the meeting to talk about property acquisition, litigation and personnel.

Minutes – July 11, 2017

On motion of Comm. Granholm, seconded by Comm. Kessler, the minutes of July 11, 2017 were approved. Vote 5 yes.

Payment of Bills

On motion of Comm. Knepper, seconded by Comm. Granholm, the following bills for July 2017 were approved for payment:

General Fund	\$ 452,516.21
Sewer Revenue Fund	\$ 467,032.51
Inter-Municipal Sewer Fund	\$ 1, 733,650.40
Liquid Fuels Fund	\$ 1,486.33
General Capital Reserve Fund	\$ 100,146.83
Sewer Capital Reserve Fund	\$ 13,758.36
Street Light Fund	\$ 262.05
Escrow Fund	\$ 4,001.02
EMA Fund	\$ 80.20

Total	\$ 2, 772,933.91
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Vote 5 yes.

On motion of Comm. Knepper, seconded by Comm. Granholm, the non-reimbursable portion of bills for July 2017 in the amount of \$13,410.25 were approved for payment. Vote 5 yes.

2017 6-Month Update from YARP – Chief Damon

Chief Tim Damon, YARP, presented the mid-year report on staff levels, equipment acquisitions, the opioid epidemic and legislative changes. He noted call volume is up and support time is down. There have been two opioid deaths in York Township year to date.

2017 6-Month Financial Update - Fred Krause

Fred Krause, Finance Director, presented the mid-year analysis of revenue and expenditures. Copy of his report is included in the minute book.

Commissioner Agenda

Comm. Kessler – Thanked the Township employees as he received no complaints and had no issues reported to him over the past month. He reported he visited the Wellspan surgical facility near the end of July. He was impressed with their operation and is thankful it is there.

Comm. Jones – Reported he attended National Night Out on August 1st. It is cosponsored between YARP and Dallastown Boro. It is an opportunity to meet neighbors, Police and Fire Fighters. He thanked all involved.

Reported he attended the July 27th York Township Fire Chiefs meeting.

He received a call from a resident that was most appreciative of the Township and the playground program.

On motion of Comm. Jones, seconded by Comm. Kessler, release of the recruitment and retention money for the 2nd quarter, 2017, for the five fire companies was approved for distribution. Vote 5 yes.

Comm. Granholm – Reported that he attended the July 13th YARP meeting and they hired two new officers. One of the officers is Act 120 certified. The Police Department did receive their accreditation again. The accreditation saves the department about \$20,000 on the workers comp. insurance. The police are having discussions about the use of body cameras and are looking for grant money. They have sold their old generator.

He attended the first responder’s wing cook off in Spring Grove.

Comm. Knepper – Reported there are still election signs throughout the Township and asked staff to clean them up. Reminded residents to put the handle of their toters towards the street. Commented that the Oak Road improvements are looking good.

Asked about the status of the Tractor Supply project and why they stopped work. Lisa Frye replied that they were waiting to receive their PennDOT highway occupancy permit.

Comm. Steele – Reported that he attended the July 13th YARP meeting. He attended the most recent York Township Business Alliance meeting and noted a loss of interest in the organization. He requested suggestions from the Board on how to solicit more participation. He attended National night out on August 1st in Dallastown.

Township Manager's Agenda – Gary Milbrand

Backup server replacement

On motion of Comm. Jones, seconded by Comm. Granholm, the Board approved the purchase of a new backup server and firewall upgrade in an amount not to exceed \$8,600.00 from Business Information Group. Vote 5 yes

Resolution 2017-18 Green Light Go Grant(Queen Street and Country Club Road)

On motion of Comm. Kessler, seconded by Comm. Granholm, the Board approved resolution 2017-18 authorizing Commissioner Steele, President, and Gary Milbrand, Secretary, as the officials to execute all documents and agreements between York Township and the Pennsylvania Department of Transportation related to the Green Light-Go Grant/Reimbursement Agreement for the Queen Street (S.R.0074) and Country Club Road (S.R.2064) Signal Upgrade Project. Vote 5-0

At 6:55 pm Comm. Steele recessed the regular meeting.

At 6:59 pm Comm. Steele called the meeting back to order.

Public Hearing for Zoning Map Amendment

At 7:00 pm Comm. Steele recessed the regular meeting to a Public Hearing to hear comments on a map amendment to the Zoning Ordinance to change the zoning from residential medium density to commercial office for 1873 Powder Mill Road.

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

At 7:15 pm the public hearing was closed.

At 7:15 pm the regular meeting was called back to order.

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Township Manager's Agenda – Gary Milbrand(Continued)

Monthly Report

Monthly report is included in the minute book. From his report he pointed out the following:

Noted that the Township has not received any information yet on the PennDOT grant application for Chambers Rd. and Mount Rose Ave.

MS4 Pollution Reduction(PRP) Update

On July 17th the Township received an Ordinance, an intergovernmental cooperation agreement and the York County Regional Chesapeake Bay Pollution Reduction Plan for consideration by the Board under the Township Solicitor's agenda. The plan has been advertised for review and comments by YCPC. There will be a public meeting to receive comments on the plan on Wednesday, August 9th at 6:00 pm at the West Manchester Township Municipal Building.

Recreation – Carly Mercadante

Monthly report is included in the minute book.

The Yard Sale was this past Saturday at Dallastown High School. About 3,500 people attended the event. They had a lot of compliments about the site, as it is more open.

The Recreation Board made a motion to have the Recreation Department look into the possibility of adding more pickleball courts in the Township.

Public Works – Scott DePoe

Monthly report is included in the minute book. From his report he pointed out the following:

The Township currently has some items for sale on Municibid as identified on page 2 of his report. The auction ends on August 15th.

Engineer and Director of Economic Development – Neil Beach and Lisa Frye

Partial Surety Release – Blaise Alexander Land Development (\$64,064.00 remaining)

On motion of Comm. Knepper, seconded by Comm. Kessler, the partial surety release for Blaise Alexander Land Development was approved.

Vote 5 yes.

Fountain Head/Markey update

Lisa Frye advised the Board that the paving was completed and that there are several outstanding items that need to be addressed by the Markey's. Lisa asked that with the completion of the adoption of the streets under the Solicitor's agenda should she continues to file weekly citations.

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On motion of Comm. Kessler, seconded by Comm. Steele, the Board directed Lisa Frye to stop filing weekly citations against the Markey's.
Vote 4 yes – 1 no(Granholm).

At 7:29 pm Comm. Steele recessed the regular meeting.

Public Hearing for Transfer of PA liquor License to Rutter's at 129 Leader Heights Road

At 7:30 pm Comm. Steele recessed the regular meeting to a Public Hearing to hear comments on a request for transfer of a PA liquor license to Rutter's at 129 Leader Heights Road.

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

At 7:37 pm the public hearing was closed.

At 7:38 pm the regular meeting was called back to order.

Res. 2017- 17 Transfer of PA liquor License to Rutter's at 129 Leader Heights Road

On motion of Comm. Kessler, seconded by Comm. Jones, the board approved Resolution 2017-17, for an inter municipal transfer of liquor license No. No. E-2181 into York Township from the West York Borough. The liquor license will be used by 1747 Beer & Wine, LLC. at the Rutter's at 129 Leader Heights Road. Vote 5 yes.

Engineer and Director of Economic Development – Neil Beach and Lisa Frye(Continued)

LD2017-4-1 DJ Plaza Expansion Final Land Development Plan – 2058 South Queen Street

Plan presented by Josh C. George of Snyder, Scary & Associates.

On motion of Comm. Granholm, seconded by Comm. Jones, the final land development plan LD2017-4-1 for DJ Plaza Expansion was approved with the following conditions or modifications:

1. All comments and conditions on the letter from Neil Beach, dated August 4, 2017, 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 with considerations:
 - a. Section 307 – Preliminary Plan

- b. Section 308.E.3.g, 318.A – Phase-1 Environmental Site Assessment (PESA) with the following condition:
 - i. In addition to the Phase-1 Environmental Assessment Note located on the cover sheet, please provide the following statement to the note: “That in the event unsuitable material with the potential for soil or groundwater contamination is discovered during on-site soil investigations related to the post construction stormwater management facilities or found during construction, that York Township be notified immediately, that a Phase-1 Environmental Study be conducted to the extents required by the Township Engineer and appropriate remediation measures be implemented with environmental engineering oversight prior to commencing with any further construction activities.
 - c. Section 509.B – Parking Lot Screening
 - d. Section 509.D – Curb Radii with the following conditions:
 - i. The waiver only applies to the parking lot island north-east of the proposed building (4-foot radii) and the proposed Little Caesars drive through flush/mountable curb divider (1-foot radii).
 - ii. All other proposed curb radii provide the minimum required 5-foot radius.
 - e. Section 609 – Street Trees
 - f. Section 610.F.2 – Landscaping at Building Entrance
 - g. Section 611.B.1 & 611.B.3 – Planting Islands
 - h. Section 611.D – Plantings Between Parking Lots & Buildings with the following consideration:
 - i. That the applicant’s consultant has provided the required number of plantings at alternate locations more suitable for the development
5. All invoices to be paid prior to recording.

Vote 5 yes.

Time Extensions

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

- a. P2011-5-1 Fair Valley Reverse Subdivision
- b. LD2015-5-1 IVRI Land Development
- c. LD2016-8-2 Cape Horn Crossing Final Land Development Plan

Vote 5 yes.

Solicitor – Steve Hovis

Resolution 2017-19 Deeds of Dedication (Fountainhead and Springwood at Mill Creek Street Adoptions)

On motion of Comm. Steele, seconded by Comm. Kessler, Resolution 2017-19, accepting numerous offers of dedication for:

- a. Fountainhead development consisting of Emiray Court and Clairian Drive
- b. Springwood at Mill Creek phases 3, 4 & 5 Street development consisting of portions of Woodspring Drive and Meadow Cross Way

Vote 5 yes.

Ordinance 2017-2 - Street Adoption (Fountainhead and Springwood at Mill Creek Street Adoptions)

On motion of Comm. Steele, seconded by Comm. Kessler, Ordinance 2017-2, adopting Clairian Drive, Emiray Court, a portion of Woodspring Drive and a portion of Meadow Cross Way as public roads, was approved with the following voice vote:

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

Vote 5 yes.

Ordinance 2017-3 - Zoning Map Amendment for 1873 Powder Mill Road

On motion of Comm. Kessler, seconded by Comm. Jones, Ordinance 2017-3, amending the zoning from Residential Medium (RM) to Commercial Office (CO) for the property with the address identified as 1873 Powder Mill Road (Parcel 5400020017300) and owned by OSS was approved with the following voice vote:

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

Vote 5 yes.

Ordinance 2017-4 York County Chesapeake Bay Pollution Reduction Plan(YCCBPRP) and Cooperation Agreement

On motion of Comm. Knepper, seconded by Comm. Jones, Ordinance 2017-4 approving an intergovernmental cooperation agreement for the development, funding, and implementation of a regional Chesapeake Bay Pollutant Reduction Plan (CBPRP), 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.

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Transfer of PA Liquor License to Weis Markets at 693 Lombard Street

We have received a request for a public hearing to transfer a liquor license from York City to York Township to be located at the Weis Markets at 693 Lombard Street. The Board agreed to hold the public hearing on Tuesday, September 12th, 2017 at 7:00 pm.

Public Comments

Stacey MacNeal of Katherman, Heim and Perry - Provided comment to the Board about the possibility of rezoning 330, 350 & 370 Burrows Road to Residential Agricultural(RA) to allow for her client to develop the property as their home and agricultural vineyards with a commercial winery operation.

Public Presentation

John Bowders of 593 Chestnut Hill Rd. – Provided comment to the Bridgewater development. He expressed his concerns about the completion of the public improvements and inspections.

Executive Session

The Board went into an executive session at 8:15 pm to discuss property acquisition, litigation and personnel.

Adjourn

The meeting was adjourned at 9:15 pm.

Secretary