

YORK TOWNSHIP  
BOARD OF COMMISSIONERS  
190 Oak Road, Dallastown, PA 17313  
Tuesday, October 11, 2022  
6:00 pm.

Comm. Steele called the meeting to order at 6:00 pm and led the Pledge of Allegiance.

The following were in attendance:

**Commissioners**

Comm. Robert Steele  
Comm. George Cronin  
Comm. George Jones  
Comm. Robert Kessler  
Comm. Paul Knepper

**Other Township Employees or Board Members:**

Gary Milbrand, Township Manager  
Tim Poff, Assistant Director of Public Works  
Carly Mercadante, Director of Recreation  
Mike Hiras, JMT Engineering  
Sarah Doyle, Solicitor, Stock & Leader  
Susan Sipe, Stenographer

**Other Community Members:**

York Twp. Goodwill Fire Co.  
Mike Noll  
Bob Jenkins

Commissioner Steele announced that the Board will meet in executive session at the end of this meeting to discuss personnel and litigation matters.

**Minutes – September 13, 2022**

On motion of Comm. Kessler, seconded by Comm. Jones, the minutes of September 13, 2022, were approved.  
Vote 5 yes.

**Payment of Bills**

On the motion of Comm. Jones, seconded by Comm. Knepper, the following bills for September 2022 were approved for payment:

General Fund	\$ 849,362.43
Sewer Revenue Fund	\$1,127,141.65
Inter-Municipal Sewer Fund	\$1,879,002.79
Storm Water Management Fund	\$ 6,440.00

Liquid Fuels Fund	\$ 118,930.50
General Capital Reserve Fund	\$ 11,103.30
Sewer Capital Reserve Fund	\$ 31,938.40
Street Light Fund	\$ 218.94
Escrow Fund	\$ 3,009.34

<b>Total</b>	<b>\$ 4,027,147.35</b>
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Vote 5 yes.

On the motion of Comm. Jones, seconded by Comm. Kessler, the non-reimbursable portion of bills for September 2022 in the amount of \$14,637.79 were approved for payment.

Vote 5 yes.

#### **Public Comments**

There were none.

#### **Engineer - Mike Hiras JMT**

#### **Applications/Plans/Action Items**

a. **P2022-7-1 Jeffrey L. Henry, Inc. Preliminary Subdivision Plan (Chambers Road)**

The request was presented by Adam W, Anderson, P.E. Site Design Concepts. Mr. Anderson stated this project is the creation of a residential subdivision with 44 duplex units and one single family lot.

On motion of Comm. Kessler, seconded by Comm. Jones, P2022-7-1 Jeffrey L. Henry, Inc. Preliminary Subdivision Plan (Chambers Road) was approved with the following conditions or modifications:

1. All comments on the letter from Michael Hiras, P.E., dated October 6, 2022, shall be met.
2. The York Township Engineering Department shall receive an electronic file prior to recording.
3. Waivers were granted for the following:
  - a. Section 316.B - Traffic Impact Study
  - b. Section 506.A.8.a - Improvements to Chambers Road
  - c. Section 506.C.6- Improvements to Chambers Road
  - d. Section 506.D - Dead-End Streets Requirement
  - e. Section 610- Buffer Yard Requirement

All waivers were granted with the condition that a 6-month note be added to the plan.

4. All applicable comments from York Township Departments and consultants, the York County Conservation District, and the York County Planning Commission shall be addressed.
5. All invoices are to be paid prior to recording.

Vote 5 yes.

**b. P2022-7-2 George W. and Lois R. Roth and Nutec Facilities Corp. Final Subdivision Plan (1941 and 1949 Powder Mill Road)**

The request was presented by Adam W, Anderson, P.E. Site Design Concepts. Mr. Anderson stated this project consists of two parcels which will modify the lot line between the two properties in preparation for a land development plan.

On motion of Comm. Jones, seconded by Comm. Knepper, P2022-7-2 George W. and Lois R. Roth and Nutec Facilities Corp. Final Subdivision Plan (1941 and 1949 Powder Mill Road) was approved with the following conditions or modifications:

1. All comments on the letter from Michael Hiras, P.E., dated October 6, 2022, shall be met.
2. The York Township Engineering Department shall receive an electronic file prior to recording.
3. The following waivers were deferred for the upcoming final land development plan:
  - a. Section 307.B - Submission of a Preliminary Plan
  - b. Section 308.E.3.b - Water Supply Feasibility Report
  - c. Section 308.E.3.C - Sanitary Sewer Feasibility Report
  - d. Section 318 - PESA Phase-1 Environmental Site Assessment Report
  - e. Section 506.A.8.a - Improvements to Powder Mill Road
  - f. Section 508 - Curbs & Reinforced Shoulders
  - g. Section 610 - Buffers and Screens
4. All applicable comments from York Township Departments and consultants, the York County Conservation District, and the York County Planning Commission shall be addressed.
5. All invoices are to be paid prior to recording.

Vote 5 yes.

c. **LD2022-7-1 Splash Supply Company Proposed Retail Store Land Development (1941 Powder Mill Road)**

The request was presented by Adam W, Anderson, P.E. Site Design Concepts. Mr. Anderson stated the purpose of the plan is to create a new home for Splash Supply Company currently located on Toronita Street. This is a 4200 sq. ft. retail store and a 4200 sq. ft. canopy. A condition of the seller was to provide an access easement through the site, as well as disconnecting a driveway for a neighboring lot.

Mr. Mark Willoughby, Owner of the Splash Supply Company explained the company is retail and wholesale. They build and design locally, ponds, waterfalls with koi ponds and bass ponds. The business is residential and commercial.

On motion of Comm. Knepper, seconded by Comm. Jones, LD2022-7-1 Splash Supply Company Proposed Retail Store Land Development (1941 Powder Mill Road) was approved with the following conditions or modifications:

1. All comments on the letter from Michael Hiras, P.E., dated October 6, 2022, shall be met.
2. The York Township Engineering Department shall receive an electronic file prior to recording.
3. Waivers were granted for the following:
  - a. Section 307.B - Submission of a Preliminary Plan
  - b. Section 506.A.8.a - Improvements to Powder Mill Road
  - c. Section 506.C.6-Improvements to Powder Mill Road/Sidewalks
  - d. Section 610- Buffers and Screens
  - e. Section 318 -Submission of a Phase-1 Environmental Site Assessment

All waivers were granted with the condition that a 6-month note be added to the plan.

4. All applicable comments from York Township Departments and consultants, the York County Conservation District, and the York County Planning Commission shall be addressed.
5. All invoices are to be paid prior to recording.

Vote 5 yes.

**Commissioner Agenda**

**Comm. Knepper** reported that he attended the executive session of York Township on September 15, 2022.

- He attended the September 8, 2022, York County Regional Police Meeting.
- He responded to correspondence from residents.

- He will be attending the budget meeting on October 17, 2022.
- He encouraged everyone to vote at the upcoming election.

**Comm. Kessler** reported that he attended the BOC executive session on September 15, 2022.

- He attended the retirement luncheon for Robert Miller on September 16, 2022.
- He addressed several citizen concerns regarding hoarding.

**Comm. Jones** reported he attended a BOC executive session on September 15, 2022.

- He attended the retirement luncheon for Robert Miller.
- He attended the September 22, 2022 meeting of the Fire Chiefs. He thanked Comm. Cronin for arranging to have the State Fire Commissioner attend the meeting, who shared good information. He noted a list of his recommendations will be useful not only for York Township fire companies but also municipalities.
- He attended a meeting with Comm. Cronin at Station 19 in Spry October 10 at which time they addressed many topics which they plan to pursue in the upcoming months, that will include volunteer recruitment.
- Comm. Jones commented that Fire Chief Darryl Earhart was hospitalized and commended him for the good work accomplished by him and the other members of the fire company.
- He mentioned he also had numerous citizen contacts during the past month which he is responding to.

**Comm. Cronin** reported that he attended the grand opening of Capital Blue Cross Enterprise at Wellspan Capital Hill Medical Campus on September 14, 2022.

- He attended a BOC executive session on September 15, 2022.
- He attended the retirement luncheon for Robert Miller.
- He attended the York Township Fire Chiefs meeting on September 22, 2022, at which time State Fire Commissioner Charles McCarty was in attendance as noted by Comm. Jones.
- On September 27 he attended FEMA's virtual cyber security table topics exercise. On October 6 he attended FEMA's local elected and appointed officials purchasing guide which is an executive level introduction to emergency management concepts and principals for local senior officials and identifies roles and responsibilities from emergency management after disasters.
- He attended the York Township Fire Department meeting on October 10, 2022.

**Comm. Steele** reported that he attended the BOC executive session on September 15, 2022.

- He attended the retirement luncheon for Robert Miller.

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

**a. Request Engineers 2023 Fee Schedule**

On motion of Comm. Jones, seconded by Comm. Kessler, the Board approved the JMT 2023 Engineers fee schedule.

Vote 5 yes.

**b. Authorization the Assistant Township Manager to be the Administrator of the Members 1st Credit Cards and Account**

On motion of Comm. Knepper, seconded by Comm. Jones, the Board authorize the Assistant Township Manager to be an administrator of the Members 1st Credit Cards and accounts.

Vote 5 yes.

**c. Remove Authorized Signer on all First State Trust, Principle and PLIGIT Accounts**

On motion of Comm. Steele, seconded by Comm. Jones, the Board approved removing Jennifer Byers as an authorized signer on all First State Trust, Principle and PLIGIT accounts effective October 11, 2022.

Vote 5 yes.

**d. Resolution 2022-11 Peoples Bank, Bank Cash Management Resolution**

**e. Resolution 2022-12 Peoples Bank, Bank Demand Deposit Accounts(checking) Resolution**

On motion of Comm. Kessler, seconded by Comm. Cronin, the Board approved Resolution 2021-11, People's Bank, Bank Cash Management, and Resolution 2021-12, People's Bank, Bank Demand Deposit Accounts(checking) effective October 11, 2022.

Vote 5 yes.

**f. Resolution 2022-13 Morgan Stanley Investment Resolution**

On motion of Comm. Knepper, seconded by Comm. Cronin, the Board approved Resolution 2022-13 from Morgan Stanley investments effective October 11, 2022.

Vote 5 yes.

**g. Budget workshop date (suggested 10/26/2022 at 5:00 pm)**

The Township budget workshop has been scheduled for Wednesday, October 26th, 2022, at 5:00 pm. Individual meetings have been scheduled between 10/17 and 10/20. Tonight, at the end of the meeting, we will recess to the workshop.

**Recreation – Carly Mercadante**

Ms. Mercadante noted Saturday, October 15 is the annual Fall Fun Fest. Next Friday is a new event which is Ghost Hunt in the Park.

**Public Works – Tim Poff**

**a. Spangler Meadows basin repair permitting and design (HRG \$10,000.00)**

On motion of Comm. Jones, seconded by Comm. Cronin, the Board approved the HRG proposal dated October 6, 2022 in the amount of \$10,000 for permitting and design services to repair the Spangler Meadows stormwater basin.

Vote 5 yes.

**Hearing 7:00 pm - On Petition to Vacate Portion of Center Ave (formerly Second Ave.) by 2200 South Queen St., LLC**

At 7:00 pm Comm. Steele recessed the regular meeting to a public hearing to hear comments on a petition to vacate portion of Center Ave (formerly Second Ave.) by 2200 South Queen St., LLC.

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

At 7:03 pm the public hearing was closed.

At 7:03 pm the regular meeting was called back to order.

**Solicitor – Sarah Doyle**

**a. Ordinance 2022-07 Center Avenue Vacation**

On motion of Comm. Knepper, seconded to Comm. Cronin, the Board approved Ordinance 2022-07 to vacate a portion of Center Ave (formerly Second Ave.) by 2200 South Queen St., LLC with the following voice vote:

Comm. Jones        Yes

Comm. Knepper    Yes

Comm. Cronin      Yes

Comm. Kessler     Yes

Comm. Steele       Yes

Vote 5 yes.

**Executive Session    TIME 7:03 pm**

The Board was in executive session to discuss personnel, litigation and land acquisition matters at the end of the meeting.

**Meeting Reconvened   TIME 8:05 pm**

**Recess**

The meeting was recessed at 8:05 pm to Wednesday, October 26, 2020 at 5:00 pm

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Secretary

(Seal)