

**YORK TOWNSHIP**  
**BOARD OF COMMISSIONERS**  
190 Oak Road, Dallastown, PA 17313  
Tuesday, June 11, 2024  
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. Robert Kessler  
Comm. George Jones  
Comm. Paul Knepper

**Other Township Employees or Board Members:**

Gary Millbrand, Township Manager  
Lisa Frye, Director of Economic Development, Assistant Manager  
Michael Hiras, JMT Engineering  
Barry Myers, Director of Public Works  
Carly Mercadante, Director of Recreation  
Justin Sabol, Solicitor, Stock & Leader  
Larena Keller, Finance Administrator  
Sue Sipe, Stenographer

**Other Community Members:**

Bob Junkins, Goodwill Fire Company  
Mike Noel, Goodwill Fire Company

Comm. Steele announced there will be an Executive Session at the end of the meeting to discuss personnel matters and litigation.

**Minutes – May 14, 2024**

On motion of Comm. Kessler, seconded by Comm. Jones, the minutes of May 14, 2024 were approved as presented.  
Vote 5 yes.

**Payment of Bills**

On motion of Comm. Jones, seconded by Comm. Knepper, the following bills for May 2024 were approved for payment:  
Vote 5 yes.

Total expenses for the month of May 2024 were as follows:

General Fund	\$ 438,783.46
Sewer Revenue Fund	\$ 139,369.31
Inter-Municipal Sewer Fund	\$ 11,019.26
Storm Water Management Fund	\$ 7,942.50
Recreation Capital Reserve Fund	\$ 6,500.00
Liquid Fuels Fund	\$ - 0 -
General Capital Reserve Fund	\$ 41,219.78
Sewer Capital Reserve Fund	\$ 9,696.50
Street Light Fund	\$ 273.18
Escrow Fund	\$ 1,530.81
Impact Fees Fund	\$ - 0 -
<b>Total</b>	<b>\$656,334.80</b>

On motion of Comm. Jones, seconded by Comm. Knepper, the non-reimbursable portion of the Professional Services invoices for May 2024 in the amount of \$29,427.72 were approved for payment.

Vote 5 yes.

### **Public Comments**

There were none.

### **Engineer - Mike Hiras JMT and Director of Economic Development –Lisa Frye Applications/Plans Time Extension Approval**

a. **Waiver Request - Steven and Lisa Gumenick for second driveway, 848 Heritage Hills Dr.**

The request was presented by Attorney Stacey MacNeal, Barley-Snyder

On motion of Comm. Kessler, seconded by Comm. Jones, the following waiver is approved for Steven and Lisa Gumenick for a second driveway at 848 Heritage Hills Dr. subject to:

1. All comments and conditions on the letter from Michael Hiras, P.E., dated June 4, 2024, shall be met.

2. The York Township Engineering Department shall receive an electronic file prior to recording.
3. The follow waiver was granted:
  - Section 512.G.5 – Number of Driveway Entrances per Dwelling Unit Requirements: The number of driveway entrances per dwelling unit shall be one.
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. P2024-3-1 Linda Reck Final Subdivision Plan, 2630 Vireo Road**

The request was presented by Lee Faircloth, Gordon Brown & Associates

On motion of Comm. Steele, seconded by Comm. Knepper, P2024-3-1 Linda Reck Final Subdivision Plan, 2630 and 2636 Vireo Road was approved subject to:

1. All comments and conditions on the letter from Michael Hiras, P.E., dated June 4, 2024, shall be met.
2. The York Township Engineering Department shall receive an electronic file prior to recording.
3. Waivers were granted for the following:
  - Section 310.E.3.h – Traffic Impact Report
  - Section 310.E.3.j – Phase 1 Environmental Site Assessment subdivision with no new proposed improvements.
  - Section 308.B.3.c.2 – Existing and Proposed Vegetation Type and Extent
  - Section 506 – Street System Design and Construction
  - Section 507 – Sidewalks
  - Section 508 – Curbs and Reinforced Shoulders
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. Surety Release – York Healthcare, 2200 Springwood Road**

On motion of Comm. Knepper, seconded by Comm. Kessler, a surety release for York Healthcare, 2200 Springwood Road was approved.

Vote 5 yes.

**Time Extensions**

On motion of Comm. Kessler, seconded by Comm. Jones, 90 Day Time Extensions were granted for the following:

- a. LD2023-9-1 Sheetz Final Land Development Plan, 2068 South Queen Street
- b. LD2020-4-3 2841 East Prospect Road Land Development Plan

Vote 5 yes.

**Commissioner Agenda**

**Comm. Kessler**

- May 18, 2024 he assisted with the York Township shredding event – 900 cans of food were collected.
- May 24, 2024 he attended the Planning Commission Comprehensive Plan review.
- May 29, 2024 he attended an Executive Session relative to personnel issues.
- June 3, 2024 he attended the York Water Company dedication for the new dam.
- June 5, 2024 he attended a meeting with JMT Engineering in regard to land development across the street from the Township building.

**Comm. Jones**

- June 5, 2024 he attended the Recreation Meeting which included discussion with JMT Engineering working on the project.
- He responded to several constituent questions regarding Township issues.
- June 10, 2024 he attended the Station 19 meeting.

**Comm. Cronin**

- May 18, 2024 he assisted with the York Township shredding event.
- May 21, 2024 he participated in the Comprehensive Plan Review
- May 29, 2024 he attended the Executive session regarding personnel matters
- June 3, 2024 he attended the York Water Company dedication for the new dam.
- June 5, 2024 he attended a meeting with JMT Engineering in regard to land development across the street from the Township building
- June 10, 2024 he attended the Station 19 meeting.
- He also attended several other fire company meetings.

**Comm. Knepper**

- June 5, 2024 he attended a meeting with JMT Engineering in regard to land development across the street from the Township building
- He responded to several residents' questions regarding Township issues.

**Comm. Steele**

- May 18, 2024 he assisted with the York Township shredding event.
- He responded to a citizen's concern about a car trailer parked on Homewood Road for some time. He will forward the issue to the Township police.
- June 3, 2024 he attended the York Water Company dedication for the new dam.
- June 5, 2024 he attended a meeting with JMT Engineering in regard to land development across the street from the Township building

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

**a. Reallocation of Sewer Capital Project Funds for Green Valley Road Lateral Project**

On motion of Comm. Knepper, seconded by Comm. Jones, the Board approved re-allocating \$215,000 in the Sewer Capital Reserve Fund from the South George Street Bridge Sewer upgrade project to the Green Valley Road Lateral Project and to fund and pave the project.

Vote 5 yes.

**b. Appointment of Jesse Snyder to fill unexpired term of William Descar, term expiring December 2024**

On motion of Comm. Jones, seconded by Comm. Knepper, the Board accepted the resignation of William Descar from the Zoning Hearing Board and appoint Jess Snyder to fill the unexpired term, ending December 2024.

Vote 5 yes.

On motion of Comm. Steele, seconded by Comm. Kessler, the Board recommended an acknowledgement be sent to William Descar thanking him for his years of service.

Vote 5 yes.

**c. Request hearing date for Zoning Ordinance Text Amendment**

On motion of Comm. Kessler, seconded by Comm. Cronin, the Board approved holding a hearing on July 9, 2024, at 6:30 pm at the regular meeting for the purpose of adding a text amendment regarding adding a Non-Profit Botanical Garden or Conservancy to the Zoning Ordinance.

Vote 5 yes.

Mr. Millbrand indicated the Wellspan Open House will be held at the Surgery & Rehab Hospital on June 27, 2024. All Commission members indicated they would be in attendance.

**Recreation – Carly Mercadante**

Ms. Mercadante reported a thank you card was received from Spry Church Food Pantry for the 907 canned goods collected at the shredding event on May 18, 2024.

She also noted the Summer Programs are now ongoing for the summer. Fireworks will be held on June 28, 2024 at the York Township Park.

**Public Works – Barry Myers**

Mr. Myers had no further report.

**Solicitor – Justin Sabol**

**a. License, Release and Nondisclosure Agreement – Columbia Gas**

On motion of Comm. Steele, seconded by Comm. Kessler, the Board approved the License, Release and Nondisclosure Agreement for Columbia Gas as documented between York Township and Columbia Gas.

Vote 5 yes

**Executive Session TIME 6:45 p.m.**

The Board met in an executive session to discuss personnel and litigation matters.

**Meeting Reconvened TIME 7:00 p.m.**

**Conditional Use Hearing 7:00 p.m. – Appl. CU2024-01 P3 Towers LLC**

At 7:00 pm Comm. Steele recessed the regular meeting to a public conditional use hearing to hear comments on Appl. CU2024-01 P3 Towers LLC, request for a Condition Use to construct a 145' monopole structure within a 2,300 sf compound to be utilized by commercial cellular carriers on property located at 190 Oak Road, Dallastown, PA (York Township Municipal Campus).

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

During the hearing Larry Romanowski, the President of P3 Towers LLC, agreed to conduct post Construction RF testing at his expense.

At 7:32 pm the public hearing was closed.

At 7:32 pm the regular meeting was called back to order.

On motion of Comm. Kessler seconded to Comm. Steele, the Board approved a conditional use to allow P3 Towers LLC, to construct a 145' monopole structure within a 2,300 sf compound to be utilized by commercial cellular carriers on property located at 190 Oak Road, Dallastown, PA (York Township Municipal Campus).

Vote 5 yes

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**Executive Session    TIME 7:34 pm**

The Board was in an executive session at the end of the meeting to discuss personnel matters.

**Meeting Reconvened    TIME 9:00 pm**

**Adjourn**

On motion of Comm. Knepper seconded by Comm. Kessler, the Board adjourned the meeting.

Vote 5 yes

**The meeting was adjourned at 9:00 pm**

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Secretary

(Seal)