

**YORK TOWNSHIP
BOARD OF COMMISSIONERS**

190 Oak Road, Dallastown, PA 17313

Tuesday, August 13, 2024

6:00 pm.

Comm. Steele called the meeting to order at 6:00 pm. Comm. Jones called upon Mr. Kessler who announced the passing of Rodney Sechrist, a municipality representative in the surrounding area and the Police Commission. Mr. Sechrist was a supervisor of Windsor Township for 30 years and an advocate for the fire and police. A moment of silence was held in memory of Mr. Sechrist.

Comm. Jones 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

Carly Mercadante, Director of Recreation

Steve Hovis, Solicitor, Stock & Leader

Larena Keller, Finance Administrator

Sue Sipe, Stenographer

Other Community Members:

Lt. Ray Krzywulak, York County Regional Police

David Stump, SAFER

Mike Noel, Goodwill Fire Company

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

Minutes – July 9, 2024

On motion of Comm. Kessler, seconded by Comm. Knepper, the minutes of July 9, 2024 were approved as presented.

Vote 5 yes.

Payment of Bills

On motion of Comm. Jones, seconded by Comm. Cronin, the following bills for July 2024 were approved for payment:

Vote 5 yes.

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

General Fund 01	\$	252,998.84
Sewer Revenue Fund 21	\$	41,733.02
Inter-Municipal Sewer Fund 22	\$	3,625.08
Storm Water Management Fund 33	\$	6,335.00
Recreation Capital Reserve Fund 31	\$	975.00
Liquid Fuels Fund 14	\$	- 0-
General Capital Reserve Fund 32	\$	62,651.18
Sewer Capital Reserve Fund 30	\$	- 0 -
Street Light Fund 11	\$	273.40
Escrow Fund 62	\$	- 0 -
Impact Fees Fund 12	\$	- 0 -
Total	\$	368,591.52

On motion of Comm. Jones, seconded by Comm. Knepper, the non-reimbursable portion of the Professional Services invoices for July 2024 in the amount of \$53,077.04 were approved for payment.

Vote 5 yes.

Public Comments

Colin Kowalewski – 32 Merion Road

Mr. Kowalewski offered comments on the access road proposed for the York Township Elementary School at Merion Road, noting his concern for the appropriateness of this use due to the limited size of the road

Jerry Smith – 17 Merion Road

Mr. Smith stated that although he was in favor of the school district needing another emergency egress point, he noted the point of contention is when vehicles come down Merion Road twice a day for the drop-off and pickup. He noted several safety concerns.

Nicole Witger – Merion Road

Ms. Witger noted the community has many concerns. She commented the driveway plans do not include any safety measures to protect residents on Merion Road, and Merion Road is not wide enough for additional traffic

Brenda Riddle – 256 Lainey Court

Ms. Riddle stated the problem they see is there are two blind curves – one at Merion and one turning into Chronister Farm Road. She was concerned bringing more traffic to the area which will create more safety issues.

Kaltreider-Benfer Library - Jodi Heffner

Ms. Heffner stated she is a director for the Kaltreider-Benfer Library. She provided a handout to the Board and reviewed highlights of the library, noting the expansion of the library in 2023. She indicated there is a new director for the children’s programs, and noted the various resources offered at the library. She encouraged the Township to continue to monetarily support the library.

6:30 P.M. Hearing – Zoning Map Amendment for 268 Leader Heights Road and 2607 Course Road from Commercial Shopping (CS) District to Mixed Residential Commercial (MRC) District

At 6:30 p.m. Comm. Steele recessed the regular meeting to a hearing to consider a Zoning Map Amendment for 268 Leader Heights Road and 2607 Course Road from Commercial Shopping (CS) District to Mixed Residential Commercial (MRC) District

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

At 6:45 p.m. the public hearing was closed.

At 6:45 p.m. the regular meeting was called back to order.

2024 6-Month Update from York County Regional Police

Lieutenant Ray Krzywulak, YCRP, presented the mid-year report on staff levels, equipment acquisitions, the opioid epidemic and legislative changes. YCRP currently has 62 sworn officers with one resignation in September. The police department coordinates with seven other York County police departments to consolidate the police applicant testing process. Since 2022 the department has the ability to accept lateral transfers from Pennsylvania and out of state. He presented the following information:

- Police officer allocation – 40 officers, corporals and sergeants assigned patrol. Police officers are also assigned as school resource officers; One administrative corporal; Two lieutenants; One Deputy Chief and the Chief.
- Crashes in York Township projected total 632 (10% decrease)
- Projected Traffic warnings – 2049
- Citations End of year projected – 3,436 (less than 1% decrease from 2023)
- New signage at Old Dutch Lane at Cape Horn prohibiting left hand turns from 7:00 AM to 7:00 PM. 43 traffic violations to date for violating prohibited hours – only one crash occurrence since June 10, 2024.

Lt. Krzywulak reviewed information as delineated on the Crime Report distributed to the Commissioners.

He noted additional information is available on the YCRPD website.

2024 6-Month Financial Update – Larena Keller

Larena Keller, Finance Director, presented the mid-year analysis of revenue and expenditures and provided End of Year Projections. A copy of the presentation is included in the minute book.

Engineer - Director of Economic Development –Lisa Frye

Time Extensions

- a. LD2022-11-2 Village Walk Final Land Development Plan, Gotham Place
On motion of Comm. Kessler, seconded by Comm. Jones, a 90-day time extension was granted for LD2022-11-2 Village Walk Final Land Development Plan, Gotham Place.
Vote 5 yes.

- b. LD2019-3-2 SSN Hotel Land Development Plan located on Springwood Road
Peter Bhai representing the SSN Hotel was in attendance to explain the length of time the plan has been under conditional approval. It was noted this plan is 5 years old. Mr. Bhai provided in chronological order the reasoning for the request for another extension. He noted there have been difficulties in obtaining financing for the project.

Mr. Ott from Modus Construction stated they are submitting for an extension of the NPDES permit.

Ms. Frye stated a definitive timeline is needed for this project. She noted changes to the ordinance could occur that would affect the development of the property. She noted there are several conditions to be met before the plan could be recorded.

Discussion was held.

On motion of Comm. Knepper, seconded by Comm. Cronin, a 90-day time extension was granted for LD2019-3-2 SSN Hotel Land Development Plan with the understanding this would be last time an extension would be granted.

Vote 4 yes, 1 nay (Mr. Steele).

- c. P2023-11-1 William H. and Alice M. Payne Final Subdivision Plan – **This plan has been recorded.**

Commissioner Agenda

Comm. Cronin

- He attended meetings with fire companies throughout York Township and also attended the Fire Chiefs meeting in Airville.
- He spent time with the Merion Road and Dallastown School Board issue.
- He attended the Dallastown School Board meeting.
- He attended Mr. Sechrist's memorial on August 2, 2024.
- August 12, 2024 he attended the Goodwill Fire meeting.

Comm. Knepper

- He attended the York County Regional Police Department meeting August 8, 2024.
- He toured the Rehab Center at Apple Hill.
- He toured Millbourne – The Appell facility on Powder Mill Road.

Comm. Kessler

- July 11, 2024 and August 8, 2024 he attended meetings of the York County Regional Police Commission.
- July 24, 2024 he and Comm. Jones met with a York Township business owner to address concerns.
- He toured Millbourne – The Appell facility on Powder Mill Road.
- August 6, 2024 he attended the Police Night Out in Dallastown.
- August 9, 2024 he and Comm. Jones attended the Firefighters Association of York County 112th Annual Convention.
- He attended the service for Mr. Sechrist.

Comm. Jones

- He attended the July 11, 2024 fire company meeting.
- He, Comm. Steele and Comm. Kessler attended the open house at Wellspan Rehab Center and assisted in preparing for the open house the evening before the event.
- July 23, 2024 he attended the fire company meeting.
- He and Comm. Kessler met with a constituent business owner to address concerns.
- July 25, 2024 he attended the Fire Chiefs meeting.
- July 30, 2024 he attended the York Township meeting.
- He toured Millbourne – The Appell facility on Powder Mill Road.
- August 9, 2024 he attended the SAFER banquet with Comm. Kessler and participated in celebrating the Yoe Fire Company's 125th anniversary.
- He attended the Dallastown parade on August 10, 2024
- He responded to several citizen questions regarding matters of York Township.

Comm. Steele

- July 18, 2024 he attended the open house at Wellspan Rehab Center.
- August 8, 2024 he attended the YCRP meeting.

Comm. Steele provided his comments regarding the situation on Merion Road. He encouraged the Commissioners to visit Merion Road which has been in place supporting the quiet neighborhood in that location for more than 50 years. He noted Merion Road is a dead end, without a cul-de-sac. The road is narrow but wide enough for two cars to pass. He acknowledged Dallastown Area School District Board, has a right under the Township regulations, to connect York Township Elementary School property to Merion Road He questioned if

PennDOT was consulted by the School Board of this pending change to divert traffic from Pennsylvania Rt. 74 to Pennsylvania Rt. 182. He was of the opinion the School Board needs to re-evaluate the situation.

A discussion was held.

Recruitment and Retention Money for the 2nd Quarter of 2024

On motion of Comm. Jones, seconded by Comm. Knepper, the Board approved the release of Recruitment and Retention funding for the fire companies based on the second quarter 2024 reports.

Vote 5 yes.

Conditional Use Decision for Appl. CU2024-01 P3 Towers LLC, Larry Romanowski, Pres., request for a Condition Use to construct a 145' monopole structure within a 2,300 s.f. compound to be utilized by commercial cellular carriers on property located at 190 Oak Road, Dallastown, PA (York Township Municipal Campus)

On motion of Comm. Steele, seconded by Comm. Jones, the Board approved the decision of the Condition Use to construct a 145' monopole structure within a 2,300 s.f. compound to be utilized by commercial cellular carriers on property located at 190 Oak Road, Dallastown, PA (York Township Municipal Campus).

Vote 5 yes.

Township Manager's Agenda – Gary Milbrand

a. iSolved Payroll System Agreement

On motion of Comm. Jones, seconded by Comm. Knepper, the Board authorized the Township Manager to execute all iSolved Payroll Systems documents on the Township's behalf.

Vote 5 yes.

b. ARPA Funds Transfer Budget Amendment

On motion of Comm. Knepper, seconded by Comm. Kessler, the Board amended the ARPA Fund budget to transfer up to \$549,000 to the General Fund to cover Police Costs and amend the General Fund budget to transfer up to an additional \$549,000 to the General Fund Capital Reserve.,

Vote 5 yes.

Recreation – Carly Mercadante

Ms. Mercadante stated she completed the 2023 Annual Report and it will be posted on the York Township website.

Public Works – Barry Myers (Mr. Myers was not in attendance – the report was provided by Mr. Millbrand)

a. HRG proposal to secure DEP permits for Walter Road Bridge 405 repairs \$11,200.00

On motion of Comm. Steele, seconded by Comm. Kessler, the Board approved the HRG Proposal at a cost of \$11,200.00 to secure DEP permits for Walter Road Bridge 405 repairs dated August 8, 2024.

Vote 5 yes.

b. Approve the purchase one 2025 Kenworth model T480 chassis with dual steering wheels at a cost of \$184,900.54 this units will be purchase thru the Sourcewell Program using Gabrielli Truck Sales Dealership

On motion of Comm. Kessler, seconded by Comm. Jones, the Board approved the purchase one 2025 Kenworth model T480 chassis with dual steering wheels at a cost of \$184,900.54. This unit will be purchase through the Sourcewell Program using Gabrielli Truck Sales Dealership.

Vote 5 yes.

c. Approve authorization to advertise on Municibid for miscellaneous equipment

On motion of Comm. Jones, seconded by Comm. Steele, the Board authorized the sale of a 2009 Ford Explorer and a boom mower through Municibid.

Vote 5 yes.

Solicitor – Steve Hovis

a. Authorization to Advertise York Area Regional Police Dissolution Ordinance

On motion of Comm. Kessler, seconded by Comm. Knepper, the Board authorized to advertise the York Area Regional Police Dissolution Ordinance.

Vote 5 yes.

b. Ordinance 2024-03 Zoning Ordinance Text Amendment for Non-Profit Botanical Garden or Conservancy Uses in Residential Low Density (RL) and Residential Agricultural (RA) Districts

On motion of Comm. Cronin, seconded to Comm. Knepper, the Board approved Ordinance 2024-03 Zoning Ordinance Text Amendment hearing for Non-Profit Botanical Garden or Conservancy Uses in Residential Low Density (RL) and Residential Agricultural (RA) Districts.

A Roll Call Vote was held:

Comm. Knepper - Yes

Comm. Kessler – Yes

Comm. Jones – Yes

Comm. Cronin – Yes

Comm. Steele – Yes

Vote 5 yes.

c. Ordinance 2024-04 Zoning Map Amendment for 268 Leader Heights Road and 2607 Course Road from Commercial Shopping (CS) District to Mixed Residential Commercial (MRC) District

On motion of Comm. Steele, seconded to Comm. Kessler, the Board approved Ordinance 2024-04 for a zoning map amendment for 268 Leader Heights Road and

2607 Course Road from the Commercial Shopping (CS) District to the Mixed Residential Commercial (MRC) District

A Roll Call Vote was held:

Comm. Kessler – Yes

Comm. Jones – Yes

Comm. Cronin – Yes

Comm. Knepper - Yes

Comm. Steele – Yes

Vote 5 yes.

d. Amendment to Ordinance 2018-6 Monument Road Vacation

Solicitor Hovis indicated this item is tabled until September, at the request of Mr. Lobach.

Executive Session TIME 8:07

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

Meeting Reconvened TIME 8:48

Adjourn

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

Vote 5 yes

The meeting was adjourned at 8:48 p.m.

Secretary

(Seal)