

District Justice Scott Laird performed the swearing-in ceremonies for the following York Township Commissioners.

Thomas R. Brant, Ward 2
George W. Cronin, Ward 4
Kay Crumling, Tax Collector

Reorganization

President

On motion of Comm. Knepper, seconded by Comm. Brant, Robert D. Steele was nominated as President of the Board. Comm. Kessler made a motion to close the nominations, which was seconded by Comm. Cronin.
Vote 5 yes.

Vice President

On motion of Comm. Steele, seconded by Comm. Cronin, Robert Kessler was nominated as Vice President of the Board. Comm. Cronin made a motion to close the nominations, which was seconded by Comm. Brant.
Vote 5 yes.

Secretary

On motion of Comm. Knepper, seconded by Comm. Kessler, Gary Milbrand was nominated as Secretary to the Board. Comm. Brant made a motion to close the nominations, which was seconded by Comm. Cronin.
Vote 5 yes.

Treasurer

On motion of Comm. Knepper, seconded by Comm. Brant, Larena Keller was appointed Treasurer of the Board. Comm. Cronin made a motion to close the nominations, which was seconded by Comm. Brant.
Vote 5 yes.

Township Engineer

On motion of Comm. Kessler, seconded by Comm. Cronin, JMT was nominated as Township Engineer. Comm. Knepper made a motion to close the nominations, which was seconded by Comm. Brant.
Vote 5 yes.

Solicitor

On motion of Comm. Steele, seconded by Comm. Knepper, Saxton and Stump was nominated as Township Solicitor. Comm. Kessler made a motion to close the nominations, which was seconded by Comm. Cronin.
Vote 5 yes.

YORK TOWNSHIP
BOARD OF COMMISSIONERS
190 Oak Road, Dallastown, PA 17313
January 5, 2026
Page 2

Comm. Steele called the meeting to order at 6:11 pm and led the Pledge of Allegiance.

The following were in attendance:

Commissioners

Comm. Robert Steele
Comm. George Cronin
Comm. Robert Kessler
Comm. Thomas Brant
Comm. Paul Knepper

Other Township Employees or Board Members:

Gary Millbrand, Township Manager
Lisa Frye, Director of Economic Development, Assistant Manager
Mike Hiras, JMT Engineering
David Jones, Solicitor, Saxton & Stump
Carly Mercadante, Director of Recreation
Barry Myers, Director of Public Works
Josie Dick, Water and Sewer Authority
Larena Keller, Director of Finance
Sue Sipe, Stenographer

Other Community Members:

Chief Don Hopple, Southern Area Fire and Emergency Rescue Company

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

Minutes – December 9, 2025

On motion of Comm. Kessler, seconded by Comm. Cronin, the minutes of December 9, 2025 were approved as amended.

Vote 5 yes.

Payment of Bills

On motion of Comm. Kessler, seconded by Comm. Knepper, the following bills for December 2025 were approved for payment:

Vote 5 yes.

Total Expenses for the month of December 2025 were as follows:

General Fund 01	\$	231,125.51
Sewer Revenue Fund 21	\$	553,423.73
Inter-Municipal Sewer Fund 22	\$	3,419.13
Storm Water Management Fund 33	\$	- 0 -
Recreation Capital Reserve Fund 31	\$	42,975.68
Liquid Fuels Fund 14	\$	- 0 -
General Capital Reserve Fund 32	\$	131,094.30
Sewer Capital Reserve Fund 30	\$	2,242.25
Street Light Fund 11	\$	- 0 -
Escrow Fund 62	\$	- 0 -
Impact Fees Fund 12	\$	- 0 -
Total	\$	964,280.60

On motion of Comm Kessler, seconded by Comm. Brant, the non-reimbursable portion of the Professional Services invoices for December 2025 in the amount of \$15,703.16 were approved for payment.

Vote 5 yes.

Rezoning Hearing - Rezoning of property known as 695 Oak Road, York Township, York County Tax Parcel No. 54-000-HJ-0149.00-00000 from Industrial (I) to Residential Low Density (RL) District.

At 6:19 pm Comm. Steele recessed the regular meeting to a hearing to consider the Rezoning of property known as 695 Oak Road, York Township, York County Tax Parcel No. 54-000-HJ-0149.00-00000 from Industrial (I) to Residential Low Density (RL) District. Presented by Attorney Jayne Katherman – Tony Smith, Landowner

It was noted that both York Township Planning Commission and York County Planning Commission recommended the change in zoning.

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

At 6:32 pm the public hearing was closed.

At 6:32 pm the regular meeting was called back to order.

Ordinance 2026-01 Zoning Amendment for 695 Oak Road, York Township, York County Tax Parcel No. 54-000-HJ-0149.00-00000

On motion of Comm. Kessler, seconded by Comm. Knepper, the Board approved Ordinance 2026-01 amending the zoning of property known as 695 Oak Road, York Township, York County Tax Parcel No. 54-000-HJ-0149.00-00000 from Industrial (I) to Residential Low Density (RL) District.

Comm. Kessler – Yes

Comm. Brant – Yes

Comm. Cronin – Yes

Comm. Knepper - Yes

Comm. Steele – Yes

Vote 5 yes.

Public Comments

Tyler Snow – 182 Hudson Blvd.

Mr. Snow was not in attendance.

Representatives of Wellspan Health regarding the opening of new entrance from Grantley Road to the Apple Hill Campus - Jeff Sterner

Mr. Sterner stated he was in attendance to request opening the new entrance at Apple Hill on Grantley Road in anticipation of the activation of the signal light. He noted there were numerous delays in completing the project and are now expecting the remaining work to be completed this week, pending final inspection by PennDOT.

Ms. Frye related that the agreement signed between Wellspan and the Township was the new access point on Grantley Road could not open and old Monument Road closed until the signal was operational.

It was determined if Wellspan receives final approval from PennDOT, they can move forward with opening the new entrance and closing Monument Road.

Engineer - Mike Hiras JMT, and Director of Economic Development – Lisa Frye

Applications/Plans Time Extension Approval

a. P2025-10-1 Dairyland One LLC Final Subdivision Plan, Dairyland Square

The request was tabled for the next meeting.

b. Waiver – Engles & Fahs, 2640 Springwood Road, extension of public sanitary sewer

The request was presented by Chris Owens, Gordon Brown & Assoc.

On motion of Comm. Kessler, seconded by Comm. Cronin, the waiver for Section 515.B.1 – Sewage Service Facilities for Engles & Fahs, 2640 Springwood Road, extension of public sanitary sewer was granted subject to:

1. All comments on the letter from Michael Hiras, P.E., dated December 28, 2025, shall be met.
2. The York Township Engineering Department shall receive an electronic file prior to recording.
3. All applicable comments from York Township Departments and consultants, the York County Conservation District, and the York County Planning Commission shall be addressed.
4. All invoices are to be paid prior to recording.

Vote 5 yes.

c. Surety Reduction – Sheetz #373 Rebuild Final Land Development Plan, 2068 S. Queen St., \$882,231.69 (\$31,900.98 remaining)

On motion of Comm. Steele, seconded by Comm. Brant, the Surety Reduction for Sheetz #373 Rebuild Final Land Development Plan, 2068 S. Queen St., in the amount of \$882,231.69 was granted, with the remaining amount of \$31,900.98.

Vote 5 yes.

d. P2025-7-1 & LD2025-7-1 2071-2073 South Queen Street Final Subdivision and Land Development Plan (Rita's)

The request was presented by Joshua George, Landworks

On motion of Comm. Knepper, seconded by Comm. Kessler, **P2025-7-1 & LD2025-7-1 2071-2073 South Queen Street Final Subdivision and Land Development Plan (Rita's)** was granted subject to:

1. All comments on the letter from Michael Hiras, P.E., dated December 28, 2025, 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 – Preliminary Plan Application Procedure
 - b. Section 506.G.3.a – Leveling Area (slope)
 - c. Section 506.G.7 – Clear Sight Triangles
 - d. Section 508.A.4 – Curb and Reinforced Shoulder
 - e. SWMO Section 309.A.1 & A.2 – Disturbed Area and Impervious Area Tributary to a Volume Control BMP
 - f. SWMO Section 311.B.1 & B.2 – Disturbed Area and Impervious Area Tributary to a Water Quality BMP
 - g. SALDO Section 318 – Phase-1 Environmental Site Assessment
 - h. Section 611.B.3 – Parking Lot Landscaping – Landscape Island
 - i. Section 509.D – Curb Radii not less than five feet (5')
 - j. Section 506.A.8: Street Reconstruction
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.

Time Extensions

On motion of Comm. Steele, seconded by Comm. Brant, a 90 day time extension was granted for the following:

- a. P2025-3-1 & LD2025-3-1 268 Leader Heights Road Preliminary Subdivision and Land Development Plan (Holly Meadows)

Vote 5 yes.

Commissioner Agenda

Appointment to York County Regional Police Commission – Representative and Alternate (2 year term)

On motion of Comm. Cronin, seconded by Comm. Steele the Board appointed Comm. Kessler as Primary Representative and Comm. Knepper as Alternate to the York County Regional Police Commission Board for a term expiring December 31st, 2027.

Vote 5 yes.

Commendation Award – Laura Kirk

Commissioner Cronin read and presented Laura Kirk a Commendation Award upon her retirement on behalf of the York Township Board of Commissioners for her exemplary service as York Township Emergency Management Coordinator.

The Board thanked Laura for her invaluable contributions to the community of York Township.

Comm. Cronin

- He attended the York Township holiday party on December 10, 2025.
- He attended the SAFER Board of Directors meeting on December 16, 2025.
- Attended LTAP Municipal Stormwater Facilities Program webinar on December 17, 2025.
- Also on December 17, 2025, he spoke with the township manager about American Water and Aqua who have filed an application with the Pennsylvania Public Utility Commission to merge.
- Attended a webinar on Professionalism and Public Trust in the Volunteer Fire Service from National Volunteer Fire Council on December 18, 2025.
- December 29, 2025 he spoke with the township manager about SAFER's Local Share Account Fund grant application in support of SAFER's efforts to find funding for a rescue or engine replacement.

Comm. Knepper

- He attended the York County Regional Police Meeting on December 16, 2025.

Comm. Kessler

- He attended the York Township holiday party on December 10, 2025.
- He responded to a resident concerning an increase in the township taxes.
- He welcomed Comm. Grant to the Board.
- He thanked the Board for re-electing him as Vice President and also to the Regional Police Commission.

Comm. Brant

- He introduced himself to the Township residents as the newest member of the Commission and thanked them for electing him.

Comm. Steele

- He thanked the commissioners and indicated his appreciation for re-electing him as President for 2026 and 2027.
- He attended a portion of the December 17, 2025 Recreation Comprehensive Plan discussion.
- He had several meetings with Township Staff during the month.

Township Manager's Agenda – Gary Milbrand

a. Appointment to York Adams Tax Bureau

On motion of Comm. Steele, seconded by Comm. Brant, Larena Keller was appointed as representative and Gary Milbrand as alternate to the York Adams Tax Bureau.

Vote 5 yes.

b. Appointment to York County Tax Collection Committee

On motion of Comm. Steele, seconded by Comm. Kessler, Larena Keller was appointed as representative and Gary Milbrand as alternate to the York County Tax Collection Committee.

Vote 5 yes.

c. Property Maintenance Appeals Board

On motion of Comm. Cronin, seconded by Comm. Steele, the reappointment to the Property Maintenance Appeals Board was tabled.

Vote 5 yes.

d. Hearing date for Rezoning Request for 2427 Springwood Road (Residential Low Density (RL) District to Residential High Density (RH) District) – Recommended date February 10, 2026, 6:00 pm

On motion of Comm. Kessler, seconded by Comm. Brant, the Board agreed to hold a hearing at 6:00 p.m. on January 5, 2026, to hear a request to rezone 2427 Springwood Road (Residential Low Density (RL) District to Residential High Density (RH) District).

Vote 5 yes.

e. Engage Tom Wyatt and the Firm Obermayer to Enter an Appearance Regarding the Potential PAWC and Aqua Merger

On motion of Comm. Cronin, seconded by Comm. Brant, the Board agreed to engage Tom Wyatt and his firm, Obermayer, to enter an appearance on the Township's behalf with the PUC regarding the potential PAWC and Aqua Merger.

Vote 5 yes.

f. **Resolution 2026-01 Southern Area Fire and Emergency Rescue(SAFER)
Local Share Account(LSA) Grant Application**

On motion of Comm. Cronin, seconded by Comm. Brant, the Board approved Resolution 2026-01, a Local Share Account grant application for Southern Area Fire and Emergency Rescue for a Rescue Pumper and authorize President Steele and Manager Milbrand to execute any documents necessary to make the application and accept any awards if received.

Vote 5 yes.

Recreation – Carly Mercadante

Ms. Mercadante stated she had no update to her report.

Public Works – Barry Myers

Mr. Myers had no action items to report.

Solicitor – David Jones

Solicitor Jones had no update to his report.

Executive Session TIME 7:30 PM

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

Meeting Reconvened TIME 8:31 PM

Adjourn

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

Vote 5 yes

Secretary

(Seal)