

YORK TOWNSHIP
BOARD OF COMMISSIONERS
190 Oak Road, Dallastown, PA 17313
March 10, 2026
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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. 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
Sue Sipe, Stenographer

Other Community Members:

Lt. Raymond Krzywulak, YCRP
Bob Junkins, Goodwill Fire Company
Mike Noel, Goodwill Fire Company
Chief Don Hopple, SAFER

Comm. Steele announced an Executive Session was held on February 19, 2026 to discuss a personnel matter. An Executive Session will be held at the end of the meeting to discuss personnel and litigation matters.

Minutes – February 10, 2026

On motion of Comm. Cronin, seconded by Comm. Brant, the minutes of January 5, 2026 were approved as presented.
Vote 5 yes.

Payment of Bills

On motion of Comm. Kessler, seconded by Comm. Brant, the following bills for February 2026 were approved for payment:
Vote 5 yes.

Total Expenses for the month of February 2026 were as follows:

General Fund 01	\$	1,728,951.14
Sewer Revenue Fund 21	\$	80,880.46
Inter-Municipal Sewer Fund 22	\$	7,315.38
Storm Water Management Fund 33	\$	6,790.86
Recreation Capital Reserve Fund 31	\$	14,123.31
Liquid Fuels Fund 14	\$	- 0 -
General Capital Reserve Fund 32	\$	43,112.63
Sewer Capital Reserve Fund 30	\$	17,195.00
Street Light Fund 11	\$	299.71
Escrow Fund 62	\$	- 0 -
Impact Fees Fund 12	\$	- 0 -

Total	\$	1,898,668.49
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On motion of Comm. Kessler, seconded by Comm. Brant, the non-reimbursable portion of the Professional Services invoices for February 2026 in the amount of \$27,946.68 were approved for payment.

Vote 5 yes.

York County Regional Police – 2025 Annual Report

Lieutenant Raymond Krzywulak of York County Regional Police Department presented the 2025 Annual Report. The report is available at their office and on the YCRPD website.

York Township Comprehensive Recreation, Parks and Open Space Plan – Carolyn Yagle of Environmental Planning and Design

Ms. Yagle gave an overview of the plan. She noted this effort is culminating in a set of work and actions aimed for the next 10 years and is a Township-wide effort. It provides the opportunity for different departments to work together and provides the foundation for pursuing grants.

- The last event was a public meeting which resulted in a draft of comments
- They are looking at goals to include connectivity, inclusivity, asset management and community identity.
- A Township-wide survey was conducted.
- A Steering Committee was composed of staff members and the community at large. Each individual participating had an opportunity to review matters from an objective perspective.
- Seven interviews were conducted as an outreach and covered numerous topics which were informative to assess some of the influences around York Township.

- In considering the perspective of what is important to people, it was noted it included the connectivity piece, open space and playgrounds.
- Publication of the quarterly York Township newsletter sent to residents was noted to be essential for the community.

The Commissioners thanked Ms. Yagle for her presentation.

Public Comments

Nina Knaper Grove – 1015 New School Lane, Dallastown

Ms. Grove indicated that she lives on a farm and wanted to address the preservation of farmland. She distributed to the Board an article from Lancaster Farming that highlights what townships are doing to help preserve farmland, including a voter referendum to use a portion of earned income tax, dedicated funds, transportable development rights, or impact fees. She noted that York County Farmland Preservation is offering \$3,300 per acre for whatever is preserved. 77 Acres of her land qualifies for preservation. She sought support or funding from the Board

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

- a. P2025-12-1 Marcello Mannino Final Subdivision Plan, 2939 Ironstone Hill Road – Presented by James Prebich, Site Design Concepts

Mr. Prebich stated a sketch plan was presented for the property in June of 2025, at which time a waiver was granted for connection from public water. The plan proposes to subdivide the two parcels.

On motion of Comm. Kessler, seconded by Comm. Cronin, P2025-12-1 Marcello Mannino Final Subdivision Plan, 2939 Ironstone Hill Road, was approved subject to:

1. All comments on the letter from Michael Hiras, P.E., dated March 6, 2026, 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 308.B.2.A – Plan Scale
 - b. Section 308.B.7/310.E.3.b – Watercourse Restoration Plan
 - c. Section 318 – Phase-1 Environmental Site Assessment (6-month note)

- d. Section 506.C.6 & 508 – Installation of Curbs and Reinforced Shoulders along Streets and Street System (6-month note)
 - e. Section 507 – Installation of Sidewalks (6-month note)
 - f. Section 509 – Street Trees (6-month note)
 - g. Section 703 – Riparian Buffer / Riparian Forest
4. An easement shall be installed over the corrugated pipe that runs on the east section of the property
 5. All applicable comments from York Township Departments and consultants, the York County Conservation District, and the York County Planning Commission shall be addressed.
 6. All invoices are to be paid prior to recording.
Vote 5 yes.

Time Extensions

On motion of Comm. Steele, seconded by Comm. Cronin, 90 day time extensions were granted for the following:

- a. LD2020-4-3 2841 East Prospect Road Land Development Plan
- b. LD2024-9-2 Queen Street Coffee Final Land Development Plan 2039 S. Queen St.

Vote 5 yes.

Commissioner Agenda

Comm. Kessler

- February 18, 2026 - Attended the York County Regional Police meeting. He was appointed to represent the Commission in bargaining with the York County Regional Police Officers Association for a new contract.
- February 19, 2026 – Attended an Executive Session regarding personnel matters.
- February 28, 2026 – Attended the SAFER Appreciation Banquet organized by Chief Hopple and his staff.

Comm. Brant

- March 5, 2026 – Attended the York Township Recreation Board Meeting
- He reviewed the Comprehensive Plan
- February 24, 2026 - Attended Saxton & Stump Municipal Law 101 training session
- February 28, 2026 – Attended the SAFER Appreciation Banquet

- Attended a Zoom webinar training on understanding the role of training in volunteer firefighting, recruitment and retention

Comm. Cronin

- February 15, 2026 – Attended a breakfast at the Jacobus Fire Station
- February 17, 2026 – Attended the SAFER Board of Directors meeting. Comm. Brant and Barry Myers were also in attendance
- February 24, 2026 – Attended the SAFER general meeting at which it was announced that a ladder truck was purchased from a fire department in New Jersey - a 2009 KME Mid Mount ladder truck.
- February 28, 2026 – Attended the SAFER Appreciation Banquet
- March 5, 2026 – Attended an online training presented by LTAP “Asphalt Preservation Tool – Cape Seal”
- March 7, 2026 – Received a communication concerning homeless individuals found at the empty Rite Aid at Leader Heights Road
- March 8, 2026 – Travelled to the Rite Aid to have a look at the homeless situation, took photos and distributed them to Township staff and the Commissioners.
- March 9, 2026 – Attended the Goodwill Fire Company meeting
- He received reports from two residents from Merrin Road, affirming there is no traffic problem, no safety issues and all is well.

Comm. Knepper

- He commented that previous commissioners established the “Urban Growth Boundary”, which provided the Township does not extend sewer and water lines to prohibit development. He commented that Mrs. Grove could donate her land to Homeland Trust.
- February 18, 2026 - Attended the York County Regional Police meeting.
- February 24, 2026 - Attended Saxton & Stump Municipal Law 101 training session
- February 19, 2026 – Attended an Executive Session regarding personnel matters.

Comm. Steele

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- Held several meetings at the Township office with staff members to discuss litigation and staffing issues

Township Manager's Agenda – Gary Milbrand

a. Hearing date for Rezoning Request for Powder Mill Road, Kinsley Equities (Commercial Office (CO) District to Mixed Residential Commercial (MRC) District) – Recommended date April 14, 2026, 6:00 pm

The Board was in agreement with the date of April 14, 2026.

b. Resolution 2026-04 Fee Resolution

On motion of Comm. Cronin, seconded by Comm. Kessler, the Board tabled Resolution 2026-24 Fee Resolution until the April meeting.

Vote 4 yes - 1 no (Comm. Steele)

c. License, Release, and Nondisclosure Agreement – Columbia Gas

On motion of Comm. Kessler, seconded by Comm. Steele, the approved the Columbia Gas nondisclosure agreement with a one-year term.

Vote 5 yes.

d. Resolution 2026-05 - York Township Comprehensive Recreation, Parks and Open Space Plan Adoption

On motion of Comm. Steele, seconded by Comm. Brant, the Board approved Resolution 2026-05, adopting the December 2025 Recreation Comprehensive Plan.

Vote 5 yes.

Recreation – Carly Mercadante

Ms. Mercadante reported the shred event will be held on Thursday, May 21, 2026 from 4:30 – 6:30 p.m. She indicated she is looking for volunteers.

Public Works – Barry Myers

a. Purchase One John Deere 1570 Diesel Mower – Deere & Company \$36,953.22 (PA Costars vendor Atlantic Tractor, Whiteford, MD)

On motion of Comm. Kessler, seconded by Comm. Brant, the Board approved the purchase of one John Deere 1570 Diesel Mower from John Deere & Company for \$36,953.22 Using PA Costars PA Ag and Grounds Power Equip. 4400028317 Purchasing through Atlantic Tractor, Whiteford, MD”

Vote 5 yes.

Solicitor – David Jones

Solicitor Jones stated he had no update to his report. He thanked everyone who attended the Saxton & Stump training presentation.

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Executive Session TIME 7:10 PM

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

Meeting Reconvened TIME 7:53 PM

Adjourn

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

Vote 5 yes

Secretary

(Seal)