

YORK TOWNSHIP
BOARD OF COMMISSIONERS
190 Oak Road, Dallastown, PA 17313
May 12, 2026
Page 1

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
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
Jim Marsteller, Goodwill Fire Police
Lance Beard, Mayor of Jacobus

Comm. Steele announced an Executive Session was held on April 14, 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 – April 14, 2026

On motion of Comm. Cronin, seconded by Comm. Brant, the minutes of April 14, 2026 were approved as corrected.
Vote 5 yes.

Payment of Bills

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

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

General Fund 01	\$	1,368,205.90
Sewer Revenue Fund 21	\$	104,567.79
Inter-Municipal Sewer Fund 22	\$	4,055.63
Storm Water Management Fund 33	\$	7,380.00
Recreation Capital Reserve Fund 31	\$	- 0 -
Liquid Fuels Fund 14	\$	- 0 -
General Capital Reserve Fund 32	\$	1,057,464.77
Sewer Capital Reserve Fund 30	\$	152,154.00
Street Light Fund 11	\$	299.70
Escrow Fund 62	\$	- 0 -
Impact Fees Fund 12	\$	- 0 -

Total	\$	2,694,127.79
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On motion of Comm. Kessler, seconded by Comm. Brant, the non-reimbursable portion of the Professional Services invoices for April 2026 in the amount of \$32,641.93 were approved for payment.

Vote 5 yes.

Rezoning Hearing – 6:00 pm

- a. Rezoning of properties along Powder Mill Road, York County Tax Parcel Nos. 54-000-20-0154.00-00000 (1918 Powder Mill Rd), 54-000-20-0155.00-00000 (Powder Mill Rd), 54-000-20-0159.00-00000 (1920 Powder Mill Rd), 54-000-20-0158.00-00000 (Powder Mill Rd) and 54-000-20-0157.00-00000 (1928 Powder Mill Rd), and York County Tax Parcel No. 54-000-20-0156.00 (1932 Powder Mill Road), from Commercial Office (CO) District to Mixed Residential Commercial (MRC) District.**

At 6:05 pm Comm. Steele recessed the regular meeting to a hearing to consider the rezoning of properties known as York County Tax Parcel Nos. 54-000-20-0154.00-00000 (1918 Powder Mill Rd), 54-000-20-0155.00-00000 (Powder Mill Rd), 54-000-20-0159.00-00000 (1920 Powder Mill Rd), 54-000-20-0158.00-00000 (Powder Mill Rd) and 54-000-20-0157.00-00000 (1928 Powder Mill Rd), and York County Tax Parcel No. 54-000-20-0156.00 (1932 Powder Mill Road), from Commercial Office (CO) District to Mixed Residential Commercial (MRC) District. Presented by Jeffrey Lobach, Barley-Snyder LLP.

All witnesses were sworn in.

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

There was no Public Comment.

At 6:20 pm the public hearing was closed.

At 6:20 pm the regular meeting was called back to order.

- b. Rezoning of two properties known as 495 Chapel Church Road and 2934/2936 Cape Horn Road, York County Tax Parcel Nos. 54-000-HJ-0124.00 and 54-000-HJ-0119.00, from Commercial Industrial (CI) and Commercial Shopping (CS) Districts to Residential Low Density (RL) District.**

At 6:20 pm Comm. Steele recessed the regular meeting to a hearing to consider the rezoning of properties known as 495 Chapel Church Road and 2934/2936 Cape Horn Road, York County Tax Parcel Nos. 54-000-HJ-0124.00 and 54-000-HJ-0119.00, from Commercial Industrial (CI) and Commercial Shopping (CS) Districts to Residential Low Density (RL) District. Presented by Attorney Claudia Shank, McNees, Wallace & Nurick; Todd Kurl, RGS Assoc., Civil Engineer; Jason Wheeler, Traffic Planning & Design; Nick Shultz, Lanar Builders

All witnesses were sworn in.

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

Public Comment was provided by:
Donald Blessing, 475 Chapel Church Road
Dale Stough, 2895 Springwood Road
George Moore, 2889 Springwood Road

At 7:06 pm the public hearing was closed.

At 7:06 pm the regular meeting was called back to order.

On motion of Comm. Kessler the agenda was amended to move the items under Solicitor Jones's report listed as Item 12 for action at this time. Seconded by Comm. Brant.
5-0 Vote.

- a. **Ordinance 2026-05 Zoning Amendment for rezoning of six properties along Powder Mill Road, York County Tax Parcel Nos. 54-000-20-0154.00-00000 (1918 Powder Mill Rd), 54-000-20-0155.00-00000 (Powder Mill Rd), 54-000-20-0159.00-00000 (1920 Powder Mill Rd), 54-000-20-0158.00-00000 (Powder Mill Rd), 54-000-20-0157.00-00000 (1928 Powder Mill Rd) and 54-000-20-0156.00 (1932 Powder Mill Road) from Commercial Office (CO) District to Mixed Residential Commercial (MRC) District.**

On motion of Comm. Cronin, seconded by Comm. Kessler, the Board approved Ordinance 2026-05 amending the zoning of properties known as York County Tax Parcel Nos. 54-000-20-0154.00-00000 (1918 Powder Mill Rd), 54-000-20-0155.00-00000 (Powder Mill Rd), 54-000-20-0159.00-00000 (1920 Powder Mill Rd), 54-000-20-0158.00-00000 (Powder Mill Rd), 54-000-20-0157.00-00000 (1928 Powder Mill Rd) and 54-000-20-0156.00 (1932 Powder Mill Road) from Commercial Office (CO) District to Mixed Residential Commercial (MRC) District.

Comm. Knepper - Yes

Comm. Kessler – Yes

Comm. Brant – Yes

Comm. Cronin – Yes

Comm. Steele – Yes

Vote 5 yes.

- b. **Ordinance 2026-06 Zoning Amendment for rezoning of two properties known as 495 Chapel Church Road and 2934/2936 Cape Horn Road, York County Tax Parcel Nos. 54-000-HJ-0124.00 and 54-000-HJ-0119.00, from Commercial Industrial (CI) and Commercial Shopping (CS) Districts to Residential Low Density (RL) District.**

On motion of Comm. Kessler, seconded by Comm. Cronin, the Board approved Ordinance 2026-06 amending the zoning of two properties known as 495 Chapel Church Road and 2934/2936 Cape Horn Road, York County Tax Parcel Nos. 54-000-HJ-0124.00 and 54-000-HJ-0119.00, from Commercial Industrial (CI) and Commercial Shopping (CS) Districts 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

There were none.

Engineer – Mike Hiras JMT

Applications/Plans Time Extension Approval

**a. P2025-12-1 LD2026-2-1 Engles & Fahs Final Land Development Plan,
2640 Springwood Road**

The request was presented by Zane Williams, Gordon Brown & Associates and Richard Engles, Owner

On motion of Comm. Knepper, seconded by Comm. Kessler, P2025-12-1 LD2026-2-1 Engles & Fahs Final Land Development Plan, 2640 Springwood Road, was approved subject to:

- a. All comments on the letter from Michael Hiras, P.E., dated May 5, 2026, shall be met.
- b. The York Township Engineering Department shall receive an electronic file prior to recording.
- c. Waivers were granted for the following:
 - a. Section 307.B: Preliminary Plan
 - b. Section 308.E.3.g, 310.E.3.j & 318 : Phase-1 Environmental Site Assessment
 - c. Section 508.A.1 – Concrete Curbs and Reinforced Shoulders (6-month note)
 - d. Section 508.A.4 – Vertical Concrete curbs at perimeter of parking lots
 - e. Section 506.A.6 & 506.C.6 – Improvements to Centerline of Adjoining Streets (6-month note)
 - f. Section 507.A – Sidewalks (6-month note)
 - g. Section 515.B.1 – Sewage Service Facilities
- d. All applicable comments from York Township Departments and consultants, the York County Conservation District, and the York County Planning Commission shall be addressed.
- e. All invoices are to be paid prior to recording.

Vote 5 yes.

b. Surety Reduction – Heather Glen Phase 2 \$659,524.10 (\$2,065,341.43 remaining)

On motion of Comm. Steele, seconded by Comm. Brant, approval was issued for the Surety Release for Heather Glen Phase 2 \$659,524.10 (\$2,065,341.43 remains)

Vote 5 yes.

Time Extensions

On motion of Comm. Kessler, seconded by Comm. Knepper, 90-day time extensions were granted for the following:

- a. LD2022-11-2 Village Walk Final Land Development Plan, Gotham Place (90 days)
- b. LD2023-2-2 Leader Square Shoppes Final Land Development Plan, 19 Reynolds Mill Road
- c. P2025-5-1 & LD2025-5-1 Thornton Investments LLC, Final Subdivision and Auto Display Parking Lot Expansion, 2980 Cape Horn Road
- d. P2025-8-1 & LD2025-8-1 85 Wyntre Brooke Drive Final Subdivision Plan and Land Development Plan

Vote 5 yes.

Commissioner Agenda

Comm. Cronin

On behalf of the Board of Commissioners and the residents of York Township, Comm. Cronin extended congratulations to Ryan Fisher, Goodwill Fire Company upon completion of 20 years of distinguished volunteer service. An award was presented to Mr. Fisher.

- April 11, 2026 – Attended the SAFER Board of Directors meeting
- April 23, 2026 – Met with volunteer firefighters discussing current events and history. Also attended the National Volunteer Firefighter Council Webinar - Start Strong: Effective Onboarding for Volunteer Firefighters and EMS
- April 24, 2026 – Met with volunteer firefighters discussing current events and history
- April 27, 2026 – Attended the Federal Highway Administration, Local Technical Assistance Program – Mobile Asphalt Technology Center – Asphalt101 seminar webinar
- April 28, 2026 – Awarded the Federal highway Administration, Local Technical Assistance Program, Pennsylvania's Road Scholar Administrative Certificate
- May 6, 2026 – Met with Brad Ream, Red Lion Ambulance, to discuss ideas concerning procedural matters

- May 11, 2026 – Attended the Goodwill Fire Company #1 York Township meeting. Of note – The Court of Common Pleas, Orphans Court will decide the merger between Goodwill and SAFER fire departments on June 12, 2026, 10:30 AM, Courtroom 7001.
- Throughout the last 30 days worked with township staff concerning various policy matters. Also was engaged by township residents with questions about department projects and township policies.

Comm. Knepper

- He was traveling during the past month.
- He noted a sign along Rt. 83, which recognized JMT for adopting the highway and acknowledged their work on collecting debris along Rt. 83
- He recognized the number of building projects currently happening in York Township, in the amount of \$7,236,382.00

Comm. Kessler

- He worked with a constituent in his district with concerns about the corner of his property being degraded. He thanked Barry Myers and his team for addressing the situation.
- April 15, 2026 - Attended the York County Regional Police Department meeting. They are presently working on a new contract, which is anticipated to last for six years.

Comm. Brant

- He was traveling during the month.

Comm. Steele

- April 15, 2026 - Attended the York County Regional Police meeting
- He acknowledged his appreciation to Comm. Kessler for his service to the Police Commission
- He attended several meetings at the Township office to discuss business practices

Township Manager's Agenda – Gary Milbrand

a. Ordinance 2026-04 Building Code Update

On motion of Comm. Knepper, seconded by Comm. Steele, the Board approved Ordinance 2024-04 amending the code of the township pertaining to exemptions for residential buildings.

Comm. Brant – Yes

Comm. Cronin – Yes

Comm. Knepper - Yes

Comm. Kessler – Yes

Comm. Steele – Yes
Vote 5 yes.

b. Resolution 2026-09 Fee Resolution

On motion of Comm. Steele, seconded by Comm. Brant, the Board approved Resolution 2026-09, the updated fee schedule.
Vote 5 yes.

c. Authorization to Develop a Data Center Ordinance

On motion of Comm. Steele, seconded by Comm. Knepper, the Board authorized the Solicitor to work with staff to develop a Data Center Ordinance.
Vote 5 yes.

d. Recruitment and Retention Money for 1st Quarter

On motion of Comm. Brant, seconded by Comm. Cronin, the approved the release of the retention and recruitment funding for the first quarter of 2026, to the fire companies.
Vote 5 yes.

e. Resolution 2026-10 Grant Application to Commonwealth Financing Authority for the Kehm Park Early Implementation Project

On motion of Comm. Knepper, seconded by Comm. Brant, the Board approved Resolution 2026-10 for a Greenways, Trails and Recreation Program Grant Application to the Commonwealth Financing Authority for the Kehm Park Early Implementation Project.
Vote 5 yes.

Mr. Millbrand reported to the Board and the Public that Springwood Road at I-83 will be closing on June 1, 2026, for PennDOT repairs.

Recreation – Carly Mercadante

a. Agreement York College for the Provision of Student Experience

On motion of Comm. Steele, seconded by Comm. Cronin, the Board approved the agreement with York College of Pennsylvania for the Provision of Student Experience for our camp counselors
Vote 5 yes.

Ms. Mercadante reminded the Board 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. Contract 2026-01 – Paving Placement (Stewart and Tate \$369,737.50)

On motion of Comm. Kessler, seconded by Comm. Cronin, the Board approved Contract 2026-01 for Paving Placement to Stewart & Tate for \$369,737.50, subject to the condition that, absent further Board approval, the total purchases under this contract will not exceed the 2026 budgeted expenditures.

Vote 5 yes.

b. Contract 2026-02 – Pavement Preservation (Recon \$293,332.50)

On motion of Comm. Steele, seconded by Comm. Knepper, the Board approved Contract 2026-02 for Cold In Place Recycling Base Placement to Recon Construction Services, Inc. for \$293,332.50, subject to the condition that, absent further Board approval, the total purchases under this contract will not exceed the 2026 budgeted expenditures.

Vote 5 yes.

c. Paving Materials York Materials Group (COSTARS Contract \$795,103.00)

On motion of Comm. Brant, seconded by Comm. Knepper, the Board approved 2026 Costars Contract 561036 for the purchase of pavement materials to York Materials Group for \$795,103, subject to the condition that, absent further Board approval, the total purchases under this contract will not exceed the 2026 budgeted expenditures.

Vote 5 yes.

d. Stone Aggregate Contract (COSTARS Contract York Building Products \$60,270.00)

On motion of Comm. Kessler, seconded by Comm. Brant, the Board approved 2026 Costars Stone Pricing Contract 561005 for the purchase of Stone Aggregate to York Building Products for \$60,270, subject to the condition that, absent further Board approval, the total purchases under this contract will not exceed the 2026 budgeted expenditures.

Vote 5 yes.

e. HRG Agreement to Inspect 15 Small Bridges and Culverts \$18,750.00

On motion of Comm. Steele, seconded by Comm. Brant, the Board approved the HRG Project Retainer Agreement for small bridge inspections dated May 6, 2026, for \$18,750.

Vote 5 yes.

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May 12, 2026
Page 10

Solicitor – David Jones

Solicitor Jones stated Judge Marceca Strong will hear the case for the merger of the fire companies.

Executive Session TIME 7:55 PM

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

Meeting Reconvened TIME 8:41 PM

Adjourn

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

Vote 5 yes

The meeting was adjourned at 8:41 p.m.

Secretary

(Seal)