

YORK TOWNSHIP
BOARD OF COMMISSIONERS
190 Oak Road, Dallastown, PA 17313
September 8, 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. Robert Kessler
Comm. Thomas Brant
Comm. Paul Knepper
Comm. Cronin

Other Township Employees or Board Members:

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

Other Community Members:

Lt. Raymond Krzywulak, YCRP
Chief Craig Lipinski, Goodwill Fire Company
Mike Noel, Goodwill Fire Company
Bob Junkins, Goodwill Fire Company
Steve Overmiller, Goodwill Fire Company
Lance Beard, Mayor of Jacobus

Comm. Steele announced an Executive Session was held on Friday, September 4, 2026 at 2:30 pm to discuss personnel matters and litigation. A brief Executive Session will be held following the Board of Commissioners meeting to discuss a personnel matter.

Minutes – August 11, 2026

On motion of Comm. Kessler, seconded by Comm. Brant, the minutes of August 11, 2026 were approved as presented.
Vote 5 yes.

Payment of Bills

On motion of Comm. Kessler, seconded by Comm. Cronin, the following bills for August 2026 were approved for payment:

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

General Fund 01	\$	1,447,252.92
Sewer Revenue Fund 21	\$	80,903.80
Inter-Municipal Sewer Fund 22	\$	4,333.57
Storm Water Management Fund 33	\$	13,217.50
Recreation Capital Reserve Fund 31	\$	- 0 -
Liquid Fuels Fund 14	\$	- 0 -
General Capital Reserve Fund 32	\$	29,159.50
Sewer Capital Reserve Fund 30	\$	5,282.60
Street Light Fund 11	\$	302.68
Escrow Fund 62	\$	- 0 -
Impact Fees Fund 12	\$	- 0 -

Total	\$	1,580,452.57
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Vote 5 yes.

On motion of Comm. Kessler, seconded by Comm. Brant, the non-reimbursable portion of the Professional Services invoices for August 2026 in the amount of \$24,815.47 were approved for payment.

Vote 5 yes.

Liquor License Transfer Hearing – 6:00 pm

Hearing to consider a Transfer of Restaurant Liquor License R-17875 into York Township to a restaurant facility at 2861 East Prospect Road.

At 6:06 pm Comm. Steele recessed the regular meeting to a hearing to consider a transfer of Restaurant Liquor License R-17875 into York Township to a restaurant facility at 2861 East Prospect Road.

The request was presented by Attorney Gregory Szallar, Kruger Henry Associates, representing the applicant.

All witnesses were sworn in.

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

There was no Public Comment.

At 6:16 pm the public hearing was closed.

At 6:16 pm the regular meeting was called back to order.

On motion of Comm. Kessler, seconded by Comm. Cronin, the Board moved to approve Resolution 2026-15, the transfer of Restaurant Liquor License R-17875 into York Township to a restaurant facility at 2861 East Prospect Road.
Vote 5 yes.

Farmland Preservation - Sean Kenny, Farm and Natural Land Trust of York County, and Eric Naylor, York County Agricultural Conservation Easement Program

Mr. Kenny stated as the Executive Director, they are presenting how land preservation works in the community. He pointed out land that has been preserved within York County, as well as areas in York Township which have approximately 12% preserved agricultural land. This equates to five easements on six parcels, 131+ acres. The Farm and Natural land Trust of York County has 28 parcels, 11 total easements with approximately 800 acres.

Mr. Naylor stated he is Director of the YCAC Board. He noted they are a county government office funded through state funds with the addition of county funds. They rank farms with a process to determine which farms are the most advantageous with 61 different criteria to determine the ranking list. He noted in February they had 65 applicants and the Board was able to select 17 farms for preservation. The maximum payout amount is \$3500 per acre, which is determined by an appraisal on the property.

Mr. Kenny provided a rendering of the farms in York Township. He provided newsletters about the Farm and Land Trust. They were established in 1990 and since that time have preserved over 200 properties totaling over 16,000 acres. Properties must be 30 or more acres with natural resources on the property. The payout amount is \$700 per acre. He noted their goal is larger blocks of contiguously preserved land. Mr. Kenny discussed different funding options for the Township and the residents.

Discussion was held as to whether a landowner would preserve their land for financial gain. Mr. Kenny reiterated it is a voluntary program, and benefits to the landowner would include quality of life to the community and agricultural benefits

A discussion was held.

Kaltreider-Benfer Library – Jodi Heffner, Director

Ms. Heffner provided an update of the Kaltreider-Benfer Library for 2025. She noted that 10,200 Township residents are registered with library cards; 86,181 items were borrowed in 2025 by residents; and they have early learning programs, adult seminars, and digital literacy classes serving all ages.

Ms. Heffner stated the Township contribution for 2025 was \$25,000. She thanked the Board for their support in 2025 and asked for continued support for this year.

Public Comment

Nina Knaper Grove – 1015 New School Lane - Ms. Grove spoke about the farmland preservation. She thanked Mr. Kenny and Mr. Naylor for their presentation, noting she has worked with them through the preservation program, as well as with the managers and commissioners. She noted signage placed on her road which said “Help preserve this farm”, and included an email address to the Township Commissioners. She applied for farm preservation in 2022, 2024 and 2026. She noted her farm has been accepted in the preservation program. She expressed concern about more farmlands being used for development purposes, and the pressures put upon farmland owners to sell their properties for development. She proposed the Board consider establishing a dedicated proprietary fund for York Township Land Preservation. An option for funding could be a dedicated portion of York Township with half a percent of real estate transfer tax revenue from property sales.

Anna Niche - Ms. Niche addressed comments made about the financial aspects of farmland preservation.

Jim McDowell – 50 McDowell Road, Dallastown
Mr. McDowell commented on the road improvements made to McDowell Road, which he felt were excessive.

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

Applications/Plans/Action Items

- a. P2026-6-1 Yoe Drive Acq Co, LLC Final Subdivision Plan, 110 Yoe Drive – Presented by Adam Anderson, James R. Holley and Associates and Mark McGuire,

(Comm. Knepper was recused due to financial involvement with the plan.)

Solicitor Ruth issued a reminder that this action item does not relate to the rezoning of the property, but is a subdivision change.

Mr. Anderson stated the property is 26 acres with frontage on Yoe Drive and Springwood Road, zoned Industrial with an existing self-storage facility, a stormwater management basin and a single-family residence. The proposal is to divide it into three separate parcels. Lot #1 contains the self-storage facility – 9.8 acres, Lot #2 is the single-family residence – ½ acre, Lot #3 is the residual farmland with stormwater management basin – 16 acres. The project is a subdivision with no proposed change in uses or proposed construction. He referred to several waivers.

Mr. Anderson stated they are requesting to defer connection to public water and sewer for Lot #1 and #2 until they fail, instead of a six-month note.

Comm. Steele moved to approve P2026-6-1 Yoe Drive Acq Co, LLC Final Subdivision Plan, 110 Yoe Drive, seconded by Commissioner Cronin, subject to the following:

1. All comments on the letter from Michael Hiras, P.E., dated September 4, 2026, shall be met.
2. The York Township Engineering Department shall receive an electronic file prior to recording.
3. Subject to the following requested waivers:
 - a. Section 307.B - Submission of Final Plan Only
 - b. Section 308.B.2.A – Plan Scale
 - c. Section 506.C.6 – Construction of Improvements
 - d. Section 507 – Installation of Sidewalks
 - e. Section 610 – Installation of Buffer
 - f. Section 514.A – Connection to public water: defer connection for Lot #1 and #2 until they fail, and lot 3 a six-month note (changed from a six-month note for all Lots as recommended by Township Engineer Michael Hiras)
 - g. Section 515.B.1 – Connection to public sewer: defer connection for Lot #1 and #2 until they fail and lot 3 a six-month note (changed from a six-month note for all Lots as recommended by Township Engineer Michael Hiras).
 - h. Section 506.C.1 – Minimum Right-of-Way (Springwood Road) (6-month note on the plan or deferred to future development)
 - i. PADEP Sewerage Planning Non-Building Waiver
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.

Public Comment

Lisa Ruth 130 Yoe Drive - Ms. Ruth commented she knew they were planning to build since 'they' came to their house to tell them they were planning to build.

Solicitor Ruth stated this is only a subdivision of the property and there is no proposed development as it relates to the plan.

Miranda Stanciu -Ms. Stanciu inquired as to why they want the property subdivided.

Solicitor Ruth stated the applicant does not need to demonstrate why, but what they are proposing is to comply with the York Township ordinances to separate what is currently one parcel into three. The applicant had decided they wanted to proceed with the subdivision while the rezoning was to be determined.

Terry Geesey - Mr. Geesey inquired why the house was never hooked to public sewer.

Mr. Anderson stated there was a gap in the sewer connection.

Mr. Hiras stated these are requirements of the subdivision and land development ordinance which when taken into consideration parcels for subdivision and land development for water, sewer and other improvements. He noted the applicant is requesting a deferment until future development.

Bob Ross – 141 Yoe Drive - Mr. Ross stated his concerns about the speed limit on Yoe Drive and vehicles speeding in that area.

Katie Bugbee - Ms. Bugbee indicated she felt the issue was disingenuous and did not consider residents' overall opinions and perspectives on the project.

Maggie Potapchuk – 113 Heather Glen Drive - Ms. Potapchuk recommended denial of the waivers, which she felt were put in place for safety and design for the community, and the developer should follow the guidelines.

Charles Ruth – 130 Yoe Drive - Mr. Ruth stated that, due to the confusion on the subdivision and the zoning issues, and in order to be fair to the taxpayers,

the Board should hear the comments from the residents to ensure a wise decision.

Mr. Hiras addressed the issue of the waivers, noting the deferment to the time of future land development. He indicated the waivers only deal with filing a final plan. Because the applicant is not building, in consideration of future development, if the developer presents a land development plan, they would be applying those requirements and regulations consistently.

Glenn Smeltzer – 115 Heather Glen Drive - Glenn voiced his concerns with Yoe Drive relating to the number of apartments in the area. He commented on the septic system line.

Don Snyder – 116 Heather Glen Drive Mr. Snyder asked about the engineer's letter as to whether it is open to a right- to-know request.

Chad Smith – 180 Yoe Drive - Mr. Smith commented that when it was mentioned as to what is on each parcel, it was not indicated what the intention is for Parcel #3.

The Commissioners voted 3 no – 1 yes and 1 abstention by Commissioner Knepper. As a result, the Motion to Approve the Plan as presented with the waiver for deferral of connection of public water and public sewer until failure of the septic system was NOT approved.

Time Extensions

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

- a. LD2020-4-3 2841 East Prospect Road Land Development Plan
- b. P2025-12-1 Marcello Mannino Final Subdivision Plan, 2939 Ironstone Hill Road
- c. LD2026-2-2 York County Regional Police Department Final Land Development Plan, 33 Oak Street

Vote 5 yes.

Commissioner Agenda

Comm. Cronin

- August 13, 2026 - Attended the York Township Chief's meeting
- August 25, 2026 - Attended meetings with Township staff covering miscellaneous topics
Attended LTAP Speed Limits and Speed management webinar
Attended SAFER general meeting

- August 28, 2026 – Responded to emails concerning the preservation of farmland
- September 2, 2026 – Attended meetings with Township staff
- September 4, 2026 – Attended Executive session to discuss personnel and litigation matters
- September 5, 2026 – Attended the chicken BBQ at SAFER station
Attended a bingo event at Jacobus Fire Station – a source of income for the volunteer fire companies
- Over the past 30 days worked with SAFER concerning PA Local Share Account grant. The focus was the renovation of the firehouse at 2318 S. Queen Street.

Comm. Knepper

- August 19, 2026 – Attended the York County Regional Police meeting.
- September 4, 2026 – Attended the Executive session to discuss personnel and litigation matters

Comm. Kessler

- August 19, 2026 – Attended the York County Regional Police meeting
- September 4, 2026 – Attended the Executive session to discuss personnel and litigation matters

Comm. Brant

- Attended staff meetings at the Township building
- September 2, 2026 – Attended the PA 811 call Before You Dig training
- September 4, 2026 – Attended the Executive session to discuss personnel and litigation matters

Comm. Steele

- August 18, 2026 – Attended a staff meeting at the Township office which included representatives of Farmland Natural Lands Trust and representatives of the York County Agricultural Land Preservation Board
- August 19, 2026 – Attended the York County Regional Police meeting
- September 4, 2026 – Attended the Executive session to discuss personnel and litigation matters
- During the month, he attended several meetings with Township staff
- He commented on data centers, noting that, in general, most people do not have direct knowledge of the subject. He pointed out data centers require significant water quantities and electrical energy.

- a. **Budget workshop date - 10/22/2026 at 5:00 pm**
The Commissioners were in agreement with the budget workshop date.
- b. **Auditor 2025 Engagement Agreement for Brown Plus CPAs (\$44,475.00 for Township Audit and \$2,800 for Authority Audit)**
On motion of Comm. Brant, seconded by Comm. Steele, the Board approved the Brown Plus engagement agreement dated August 13, 2026, for auditing services.”
Vote 5 yes.
- c. **Emergency Management Agency Memorandum of Agreements with St. John’s Blymire United Church of Christ**
On motion of Comm. Knepper, seconded by Comm. Brant, the Board approved the Memorandum of Agreement between the York Township EMA and St. John’s Blymire United Church of Christ through June 12, 2029 to be used as a temporary shelter station.
Vote 5 yes.
- d. **Resolution 2026-16 Local Share Account Category 4 Grant Application for Khem Park’s Early Implementation Project**
On motion of Comm. Kessler, seconded by Comm. Brant, the Board approved Resolution 2026-16, Category 4 Local Share Account grant application for Khem Park’s Early Implementation Project 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.
- e. **Letters of Commitment and Support for two Grant Applications to York County Open Space and Land Preservation Program for the Kehm Park Early Implementation Plan and the Park Building HVAC Unit Replacement**
On motion of Comm. Steele, seconded by Comm. Brant, the Board approved support of two grant applications to the York County Open Space and Land Preservation Program. One for the development of the Kehm Park Early Implementation Plan and one for the replacement of the HVAC system at the park building and authorize the township manager to sign all support and funding acknowledgment letters.
Vote 5 yes.
- f. **Hearing Date - Rezoning of approximately 15 acres consisting of portions of two parcels identified as York County Tax Parcel Nos. 54-000-HJ-0260.00-0000 (2731 South Queen Street) 54-000-HJ-0261.00-00000 (2755 South Queen Street) and the entirety of Parcel No. 54-000-HJ-0258.00-00000 (2723 South**

Queen Street) from Commercial Shopping (CS) District to Residential High Density (RH) District – Recommended date October 13, 2026

The Commissioners were in agreement with the hearing date.

g. Samaritan Fund Agreement

On motion of Comm. Knepper, seconded by Comm. Brant, the Board approved to authorize the Township Manager to execute all documents to allow the Township to participate in the Samaritan Fund Program

Vote 5 yes.

h. YCRPD Letter Supporting Community Policing Development Microgrant Application

On motion of Comm. Kessler, seconded by Comm. Brant, the Board approved to support York County Regional Police Department's application for a Community Policing Development Microgrants concerning Vagrancy and Squatting.

Vote 5 yes.

i. Authorization of the Township Manager to Sign Stormwater Management Easement Encroachment Agreements on Behalf of York Township

On motion of Comm. Steele, seconded by Comm. Brant, the Board approved to authorize the Township Manager to sign stormwater management easement encroachment agreements on behalf of the Township.

Vote 5 yes.

j. Authorized Solicitor to Develop and Advertise Ordinances to Amend Chapter 26 - Fire Department, Chapter 29 - Fireman's Relief Association and Chapter 239 - Vehicles, Recreation sections of the Township Code

On motion of Comm. Brant, seconded by Comm. Knepper, the Board approved Authorize the Solicitor to develop and advertise Ordinances to amend Chapter 26 - Fire Department, Chapter 29 - Fireman's Relief Association and Chapter 239 - Vehicles, Recreation sections of the Township Code.

Vote 5 yes.

k. Resolution 2026-17 Update Act 537, Planning Module for Marcello Mannino Subdivision, 2939 Ironstone Hill Road

On motion of Comm. Knepper, seconded by Comm. Kessler, the Board approved Resolution 2026-17 to update Act 537 Plan by adding the planning module for the Mannino Subdivision, 2939 Ironstone Hill Road.

Vote 5 yes.

I. Resolution 2026-18 Category 4 Local Share Account SAFER Grant Application for Station House 13-4 (Spry Improvements) and Letter of Support.

On motion of Comm. Kessler, seconded by Comm. Steele, the Board approved Resolution 2026-18 SAFER's category 4 local share account grant application for Station House 13-4 (Spry) building improvements, a letter of support and authorize the Township Manager, and President Robert Steele, as the official(s) to execute all documents and agreements on behalf of the Township.

Vote 5 yes.

Recreation – Carly Mercadante

Ms. Mercadante provided the 2025 Annual Report which is available on the Township website.

Public Works – Barry Myers

- a. Herbert, Rowland & Grubic, Inc. Retainer Agreement – Supplement #2** On motion of Comm. Steele, seconded by Comm. Brant, the Board approved the HRG Agreement Dated August 20, 2026, for the Additional Survey, Design, Permitting and Project Oversight for the Allegheny/Shasta project design at a cost of \$149,500.00.

Vote 5 yes.

b. Purchase of one 2026 Ford Maverick AWD

On motion of Comm. Kessler, seconded by Comm. Steele, the Board approved the purchase from Tom Masano Ford for a 2026 Ford Maverick AWD at a cost of \$37,400.00 under PA Costars Contract #25-E25-666.

Vote 5 yes.

Solicitor – Peter Ruth

- a. Tabled Item from August 10, 2026 - Ordinance 2026-10 Rezoning of Portions of One Parcel Identified as York County Tax Parcel No. 54-000-HJ-0057.A0-0000 (110 Yoe Drive) from Industrial (I) District to Mixed Residential Commercial (MRC) District and from Industrial (I) to Residential High Density (RH)**

(Comm. Knepper was recused due to financial involvement with the plan.)

Comm. Kessler asked for clarification due to the failure of the vote for the subdivision plan, does it make the zoning request moot.

Solicitor Ruth stated the two items are separate from each other – the rezoning is not contingent on the subdivision.

On motion of Comm. Steele, seconded by Comm. Kessler, the Board denied Ordinance 2026-10 Rezoning of Portions of One Parcel Identified as York County Tax Parcel No. 54-000-HJ-0057.A0-0000 (110 Yoe Drive) from Industrial District to Mixed Residential Commercial District and from Industrial to Residential High Density.

Comm. Cronin – Yes

Comm. Knepper – Yes

Comm. Kessler – Yes

Comm. Brant – Yes

Comm. Steele – Yes

Vote 5 yes.

Public Comment

Lisa Ruth – 130 Yoe Drive - Ms. Ruth thanked the Board for their action. She asserted that no one knew about the hearing and that the notice was posted on a tree in their neighborhood. She voiced concerns about the current traffic situation in her neighborhood.

Solicitor Ruth clarified the public hearing was advertised and was posted in accordance with the municipality's planning code.

Charles Ruth – 130 Yoe Drive - Mr. Ruth indicated he has been a lifelong resident of York Township, having served the Township for 34 years in the police force, and has been aware of the increasing dangers with traffic on their road.

Bob Ross – 141 Yoe Drive - Mr. Ross thanked the commissioners for their decision.

Chad Smith – 180 Yoe Drive - Mr. Smith reflected on the possible development in the area and voiced his concerns about traffic.

Don Snyder – 116 Heather Glen - Mr. Snyder stated he was speaking on behalf of Heather Glen HOA and noted they are opposed to the change.

Executive Session TIME 8:56 PM

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

Meeting Reconvened TIME 9:10 PM

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Adjourn

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

Vote 5 yes

Secretary

(Seal)