

YORK TOWNSHIP
BOARD OF COMMISSIONERS
190 Oak Road, Dallastown, PA 17313
February 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
Larena Keller, Director of Finance
Sue Sipe, Stenographer

Other Community Members:

Sgt. Dashiell, YCRP
Bob Junkins, Goodwill Fire Company
Mike Noel, Goodwill Fire Company
Jim Marsteller, Goodwill Fire Police
Chief Craig Lipinski, Jacobus Fire Police
Steven Overmiller, Jacobus Fire Company
Chief Don Hopple, SAFER
Lance Beard, Mayor of Jacobus

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

Minutes – January 5, 2026

On motion of Comm. Knepper, seconded by Comm. Brant, the minutes of January 5, 2026 were approved as amended.

Vote 5 yes.

Payment of Bills

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

Vote 5 yes.

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

General Fund	\$	1,518,178.85
Sewer Revenue Fund	\$	137,215.72
Inter-Municipal Sewer Fund	\$	6,577.38
Storm Water Management Fund	\$	- 0 -
Recreation Capital Reserve Fund	\$	10,646.04
Liquid Fuels Fund	\$	- 0 -
General Capital Reserve Fund	\$	25,107.79
Sewer Capital Reserve Fund	\$	32.06
Street Light Fund	\$	605.08
Escrow Fund	\$	25,979.90
Impact Fees Fund	\$	- 0 -

□

Total	\$	1,724,342.82
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On motion of Comm. Kessler, seconded by Comm. Brant, the non-reimbursable portion of the Professional Services invoices for January 2026 in the amount of \$63,168.54 were approved for payment.

Vote 5 yes.

Rezoning Hearing 6:00 - Rezoning of property known as 2427 Springwood Road, York County Tax Parcel No. 54-000-IJ-0277.A0 from Residential Low Density (RL) District to Residential High Density (RH) District.

At 6:09 pm Comm. Steele recessed the regular meeting to a hearing to consider the rezoning of property known as 2427 Springwood Road, York County Tax Parcel No. 54-000-IJ-0277.A0 from Residential Low Density (RL) District to Residential High Density (RH) District. Presented by Attorney Stacey MacNeal – Todd Kurl, RGS Associates

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

Public Comment was provided by Brenda Ellis 2429 Springwood Road

At 6:30 pm the public hearing was closed.

At 6:30 pm the regular meeting was called back to order.

Ordinance 2026-02 Zoning Amendment for 2427 Springwood Road, York County Tax Parcel No. 54-000-IJ-0277.A0

On motion of Comm. Cronin, seconded by Comm. Knepper, the Board approved Ordinance 2026-02 Zoning Amendment for 2427 Springwood Road, York County Tax Parcel No. 54-000-IJ-0277.A0 from Residential Low Density (RL) District to Residential High Density (RH) District.

Comm. Brant – Yes

Comm. Cronin – Yes

Comm. Knepper - Yes

Comm. Kessler – Yes

Comm. Steele – No

Vote 4 yes

Public Comments

Kim Miller - 2530 Donlenik Dr

Mr. Miller stated he has been using the parking lot located at 1620 Camp Betty Washington Road to park his vehicles for his business. He noted the property owner of the parking lot received a notice of violation because Mr. Miller was using the parking lot. He noted Mr. DeRose had granted him permission to park his vehicles in the parking lot. Mr. Miller was advised to address the violation with the property owner and the magistrate district justice.

**Engineer – Miras 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 presented by Andy Barshinger of Site Design Concepts. Mr. Barshinger stated the plan proposes to subdivide the two lots for future development.

On motion of Comm. Kessler, seconded by Comm. Brant, P2025-10-1 Dairyland One LLC Final Subdivision Plan, Dairyland Square, was approved 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 – Submission of Final Plan Only
 - b. Section 308.B.2.A – Plan Scale
 - c. Section 318 – Phase 1 Environmental Site Assessment
 - d. Section 506.C.6 – Construction of Improvements
 - e. Section 507 – Installation of Sidewalks
 - f. Section 610 – Installation of Buffer
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. Knepper, seconded by Comm. Kessler, 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
- e. P2025-8-2 Luke Hursh Final Subdivision Plan, 1353 Camp Betty Washington Road

Vote 5 yes.

Commissioner Agenda

Comm. Knepper

- January 21, 2026 - Attended the York County Regional Police meeting.
- Received calls from residents regarding the snow event.

Comm. Kessler

- January 21, 2026 – Attended the York County Regional Police meeting.
- Received calls from residents regarding the snow event – he received complimentary comments about the snow removal by Public Works.

Comm. Brant

- January 22, 2026 - Attended the York Township Fire Chiefs meeting

Comm. Cronin

- January 20, 2026 – Attended the LTAP Traffic Signs Basics webinar
- January 20, 2026 – Attended the SAFER Board of Directors meeting
- January 22, 2026 – Attended the York Township Fire Chiefs Meeting
- January 28, 2026 – Attended the York Township Comprehensive Recreation Parks and Open Space Plan meeting
- February 5, 2026 – Attended virtual training, LTAP, Asphalt Preservation Micro Surfacing webinar
- February 9, 2026 – Attended Goodwill Fire Company meeting – he noted there were 5 new members
- February 10, 2026 – Attended LTAP – Local Road Safety Course webinar
- Throughout the past 30 days met with representatives of the fire service and township leadership
- Responded to a resident concern about building codes and received positive feedback on the snow removal job by Public Works

Comm. Steele

- Met with York Township staff discussing litigation and staffing issues.

Recruitment and Retention Money for the 4th Quarter

On motion of Comm. Cronin, seconded by Comm. Brant, the Board approved the release of the retention and recruitment funding for the fourth quarter 2025, for Goodwill York Township, Goodwill Jacobus, SAFER and for the second through fourth quarters for Alliance fire companies.

Vote 5 yes.

Township Manager's Agenda – Gary Milbrand

a. Resolution 2026-02 Orrstown Bank Resolution of Organization

On motion of Comm. Steele, seconded by Comm. Brant, the Board approved Resolution 2026-02, Orrstown Bank Resolution of Organization, removing George Jones and Kay Crumling, and adding Robert Kessler and Larena Keller to all Orrstown Bank Accounts.

Vote 5 yes.

b. Resolution 2026-03 Orrstown Bank Accounts Authorized Signers

On motion of Comm. Steele, seconded by Comm. Knepper, the Board approved Resolution 2026-03 removing George Jones and Kay Crumling as authorized signers on all Orrstown Bank Accounts and adding Robert Kessler and Larena Keller.

Vote 5 yes.

c. Large Document Scanner/Copier Purchase (Quality \$12,200)

On motion of Comm. Knepper, seconded by Comm. Steele, the Board authorized the Township Manager to execute a purchase agreement with Quality Digital Office Solutions to purchase a KIP 7171G large-format scanner/printer for \$12,200.

Vote 5 yes.

d. Appointment of Sewage Enforcement Officer and Contract

On motion of Comm. Knepper, seconded by Comm. Brant, the Board appointed Adam Anderson, the Township SEO, and approved the Holley and Associates agreement for Sewage Enforcement Officer services.

Vote 5 yes.

e. Authorize the Solicitor to Develop an Ordinance to Update the Township Code Related to the State's Adoption of the 2021 Uniform Construction Code

On motion of Comm. Cronin, seconded by Comm. Kessler, the Board authorized the solicitor to develop an ordinance to update the Township code related to the State's adoption of the 2021 Uniform Construction Code.

Vote 5 yes.

f. Izaak Walton League Request for Donation for Youth Field Day

On motion of Comm. Cronin, seconded by Comm. Kessler, the Board approved a donation of \$175 to the Izaak Walton League for Youth Field Day.

Vote 3 yes. (Steele and Knepper – no)

Recreation – Carly Mercadante

a. Portable Toilet Contract

On motion of Comm. Brant, seconded by Comm. Knepper, the Board approved the 2026 portable toilets contract to Knappers Stop and Go in the amount of \$11,597.24.

Vote 5 yes.

b. Grant Writing Services

On motion of Comm. Steele, seconded by Comm. Brant, the Board approved JMT to provide grant writing services in the amount not to exceed \$5,800 for the early implementation project for Kehm Park to DCNR.

Vote 5 yes.

Ms. Mercadante reported the draft of the York Township Comprehensive Park Recreation and Open Space Plan is available for public viewing online until February 20, 2026.

Public Works – Barry Myers

a. Purchase of JLG Industries, Inc. ES3246 Scissor Lift 30-35’, Electric 46-48” wide (\$25,850.95 by United Rentals)

On motion of Comm. Steele, seconded by Comm. Brant, the Board approved the purchase of a JLG Industries, Inc. ES3246 Scissor Lift 30-35’, Electric 46-48” wide from United Rentals, under PA COSTARS Contract #008-E22-782, for the cost of \$25,850.95.

Vote 5 yes.

b. Purchase of CAT 926-14 Small Wheel Loader – Replacement of H-15 (\$213,102.30 by Cleveland Brothers Equipment, Inc.)

On motion of Comm. Kessler, seconded by Comm. Brant, the Board approved the purchase of a CAT 926-14 Small Wheel Loader from Cleveland Brothers Equipment Co. Inc., under the PA COSTARS Contract #4400028102, for the cost of \$213,102.30.

Vote 5 yes.

c. Maintenance agreement for campus heating and cooling (\$5,820.00 Spangler & Boyer Mechanical, Inc)

On motion of Comm. Knepper, seconded by Comm. Brant, the Board approved the maintenance contract for the heating, air conditioning, and ventilation maintenance in all the buildings on the complex to Spangler and Boyer in the amount of \$5,820.00.

Vote 5 yes.

Solicitor – David Jones

a. York Township and P3 Towers LLC lease reassignment to APC Towers IV, LLC

On motion of Comm. Kessler, seconded by Comm. Brant, the Board approved the lease reassignment from P3 Towers LLC to APC Towers IV, LLC.

Vote 5 yes.

b. Authorize to Advertise the York Township Emergency Service Provider and Sewage Connection Ordinances

On motion of Comm. Steele, seconded by Comm. Knepper, the Board authorized the solicitor to advertise the York Township Emergency Service Provider and Sewage Connection Ordinances.

Vote 5 yes.

Solicitor Jones indicated the Municipal 101 program will be held on February 24, 2026 at Heritage Hills. The program begins at 6:00 pm.

Executive Session TIME 7:20 PM

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

Meeting Reconvened TIME 8:50 PM

Adjourn

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

Vote 5 yes

The meeting was closed at 8:50 p.m,

Secretary

(Seal)