

**SPRINGFIELD TOWNSHIP
BOARD OF SUPERVISORS**

9211 SUSQUEHANNA TRAIL S. SEVEN VALLEYS, PA 17360
TELEPHONE (717) 428-1413 FAX (717) 428-2957

March 11, 2024

The Springfield Township Board of Supervisors met at the Township Building (9211 Susquehanna Trail S, Seven Valleys, PA 17360) on March 11, 2024, at 7:00 PM for the regular monthly meeting.

The members present were Mr. John Patrick Rieder (Chairman), and Mr. Curtis L Ferree (Vice-Chairman), and Mr. Jeff Koons.

Attorney John D. Miller, Jr. (MPL Law Firm LLP – Township Solicitor), Mr. David M. Davidson, Jr. (C.S. Davidson, Inc – Township Engineer), Mrs. Tammy L. Ream (Township Manager/Secretary/Treasurer), and the following Township residents and interested parties also attended the meeting: Mrs. Lori Starz, Mr. Jason Brenneman, and Mr. Cliff Tinsley (STPC), Ms. Tonya McGonnell, Ms. Lindsay Sammarro, Mr. Nick Chasler, Mr. Ron Tombesi, Ms. Stacey MacNeal, Mr. Bob & Mrs. Cindy Seitz, Mr. Tom Wolfe, Mr. John Stough and Mr. Stan Escher (ZHB), Mr. Adam Flinchbaugh, Mr. Alex Tinsley, Mr. Earl Click (Jacobus Lions Ambulance), and Mr. Derrick Siegrist.

Pledge of Allegiance

Everyone was reminded to enter their name and address on the “sign-in” sheet.

EXECUTIVE SESSION

Attorney John Miller announced that the Board of Supervisors held an Executive Session prior to tonight’s meeting to discuss potential litigation and real estate.

AGENDA

Mr. Curtis L Ferree moved, and Mr. Jeff Koons seconded to approve the agenda presented. A vote of the Board was unanimous.

MINUTES

Mr. Curtis L Ferree moved, and Mr. Jeff Koons seconded to approve the minutes of the February 12, 2024, meeting as presented. A vote of the Board was unanimous.

GELEST, INC

Mrs. Ream stated she had received an email there was a site inspection with York County Conservation District and Gelest, Inc could begin removing their barriers for stormwater. A Notice of Termination will be filed when complete.

SCANDINAVIAN FORESTRY EQUIPMENT

No new information has been received. The current extension expires April 30, 2024.

PROPOSED ZONING ORDINANCE TEXT AMENDMENT - KALTREIDER PROPERTY

Attorney Stacey MacNeal representing the applicant presented a request for a Text Amendment to the current Residential Open Space (ROS) District. She requested the BOS refer the

PROPOSED ZONING ORDINANCE TEXT AMENDMENT - KALTREIDER PROPERTY – (cont'd)

request for a more in-depth review and recommendation with Springfield Township Planning Commission (STPC) and the York County Planning Commission (YCPC). The request is specific to ROS parcels east of Interstate of 83 greater than 10 acres and more than 1000 feet from public utilities. Currently, only cluster development or VRD are allowed on this type of parcel but both require public water and sewer which is not available. If approved, there are five properties that could be impacted by this text amendment.

In response to Mr. Rieder's question, Mr. Davidson explained that Zoning in that area predated the planning of the sanitary sewer. The planning of the sanitary sewer was based on needs not development potential.

Attorney Miller stated the BOS has no obligation to accept the petition at this time. The BOS can send the request to STPC & YCPC for further review.

Attorney MacNeal explained the request is not to change the Zoning Map.

Mr. Curtis L Ferree, Jr moved, and Mr. Jeff Koons seconded to forward the petition to YCPC & STPC for comment. A vote of the Board was unanimous.

PLANNING COMMISSION

The Planning Commission requested to attend tonight's meeting to get clarification on what the BOS expects from the STPC in regards to Zoning Hearings.

Mr. Jeff Koons explained he attended the last STPC meeting. They were reviewing two applications and neither applicant was in attendance. He understands from the Chairman of the STPC that the ZHB requests that the STPC does not make a recommendation but only cites the sections of the Zoning Ordinance that pertains to the application.

ZHB Chairman, Mr. John Stough, explained in the past, the STPC would "recommend or not recommend" and the applicant would come to the Zoning Hearing expecting to be approved or denied based on the recommendation of the STPC. Mr. Stough requested that the STPC not use the terminology of "recommendation". That terminology gives the applicant a false sense of approval. The ZHB is required to hear the application as written. If anything is overlooked, the applicant has an opportunity to amend their application. Mr. Stough explained the STPC has a technical advisor while the ZHB has a legal advisor. Currently, the Ordinance requires the STPC to review Special Exception but not Variances. Does the BOS want a Variance reviewed also?

Currently, the applicant who is requesting a Special Exception is not required to attend the STPC. STPC would like the BOS to make it mandatory for the applicant and the Zoning Officer to attend the STPC meeting prior to their Zoning Hearing to answer any questions.

Mr. Cliff Tinsley, a member of the STPC, cited the section of the Zoning Ordinance pertaining to Special Exceptions. He also questioned how the STPC can provide an advisory notice to the ZHB without having the applicant and/or Zoning Officer present to clarify the request. Mr. Tinsley also noted how elementary the current application is. The MPC defines the Planning Commission as a recommending body.

Attorney Miller suggested the STPC make it clear in their letter that their written recommendation is non-binding and does not constitute a legal review. If the STPC does not have enough information to make a recommendation, they have the option to state that in their report.

Mr. Jeff Koons stated meeting with STPC is like a preliminary review of the Zoning Hearing. He would be in favor of requiring the applicant to attend a STPC meeting. He would also strongly favor a STPC recommendation.

PLANNING COMMISSION – (cont’d)

Attorney Miller suggested creating a fact sheet listing the requirements, expectations and steps to follow for a Zoning Hearing.

In response to Mr. Jeff Koons’ question, Attorney Miller stated per the Ordinance, a Variance is not required to be reviewed by the STPC. The STPC looks at the Comprehensive Plan. A Variance affects what is going on and where.

Mr. Jason Brenneman, Vice Chairman STPC, stated the option could be left to the applicant to be reviewed by the STPC.

Mr. Brenneman suggested following the Zoning Ordinance and have the STPC only review Special Exceptions.

Attorney Miller stated if a Variance must meet certain legal criteria, there isn’t anything for STPC to review. He advised to let it the way it is. A Variance does not have to go to the STPC, but a Special Exception does.

JACOBUS LIONS CLUB-REQUEST TO CLOSE SCHOOL RD FOR JULY 4TH & FIRE POLICE

Jacobus Lions Club requested to close School Rd for the July 4th celebration from 8:00 am to 11:00 pm and request fire police assistance.

Mr. Curtis L Ferree, Jr moved, and Mr. Jeff Koons seconded to approve the request contingent on receiving a certificate of insurance. A vote of the Board was unanimous.

GLENVIEW ALLIANCE CHURCH-REQUEST FOR FIRE POLICE FOR EASTER EGG HUNT

Glenview Alliance Church requested fire police for traffic control for their egg hunt.

Mr. Curtis L Ferree, Jr moved, and Mr. Jeff Koons seconded to approve the request contingent on receiving a certificate of insurance. A vote of the Board was unanimous.

TENNIS FOR KIDS

Ms. Cindy Friedrich requested to allow Tennis For Kids to use the Township tennis courts for the 34th season of Tennis for Kids. The season will be June 11, 2024, through July 11, 2024 every Tuesday, Wednesday, and Thursday from 9:00 to 11:00 am. Attorney Miller requested they provide copies of their staff clearances.

Mr. Curtis L Ferree, Jr moved, and Mr. Jeff Koons seconded to approve the request contingent on receiving copies of the staff clearances. A vote of the Board was unanimous.

TRAFFIC SIGNALS

Mrs. Ream explained when the water lines were installed, some of the loops of the Traffic Signals were damaged. Milt Sultzbaugh found the damaged loops. Mrs. Ream has tried to contact Kinsley Construction and York Water Company concerning the damage. The new company providing service for the traffic signals is CM High. They needed to mark the loops for the new gas line replacement project and have now provided a quote to repair the damaged loops. Mr. J Patrick Rieder moved, and Mr. Jeff Koons seconded to authorize Mrs. Ream to send a certified letter to make both parties aware of the damages and request payment. A vote of the Board was unanimous.

LETTER OF SUPPORT-YORK COUNTY FIRE SCHOOL

A request was received from York County for a project to upgrade the York County Fire School where they are applying for a grant. The deadline to submit the letter of support was February 29, 2024. Mr. Curtis L Ferree, Jr moved, and Mr. Jeff Koons seconded to ratify sending the letter of support to York County. A vote of the Board was unanimous.

YORK COUNTY BRIDGE INSPECTION PROGRAM

Attorney Miller explained HRG has been named by York County to inspect bridges in York County for 2024-2028. Attorney Miller explained the program. Mr. Curtis L Ferree, Jr moved, and Mr. Jeff Koons seconded to join the program. A vote of the Board was unanimous.

CLUB FARM ROAD BRIDGE

Mr. Ferree met with Steve Maleskar, HRG regarding the inspection of the bridge on Club Farm Rd. The bridge is in poor condition. The Township will eventually need to make some decisions concerning the bridge. Mr. Ferree will talk with Mr. Adam Sweitzer about some cosmetic and signage issues with the bridge that were noted on the inspection.

PERSONNEL

Mr. Curtis L Ferree, Jr. moved, and Mr. Jeff Koons to hire Mr. Brian Keener to fill the position vacated by Mr. Tommy Wolfe's retirement. A vote of the Board was unanimous.

TONYA MCGONNELL-9335 SUSQUEHANNA TRAIL SOUTH

Ms. McGonnell agreed with the conversation earlier regarding having a fact sheet of requirements. Ms. McGonnell was present to request direction with her project at 9335 Susquehanna Trail South. She was advised to obtain a Land Development Plan (LDP) during her Zoning Hearing. Mr. Stough also explained it as a detailed site plan. She explained how the Zoning Officer described the LDP which is what she presented. She was advised to contact PennDOT for an HOP. It was explained to Ms. McGonnell that all the requirements of a LDP are listed in the Subdivision and Land Development Ordinance (SALDO) available on the Township website. Once the LDP is complete, contact the Springfield Township Planning Commission (STPC) to be added to their agenda.

Mr. Davidson explained there is a plan that can be reviewed for adequacy per the SALDO which could include a lengthy list and be expensive to complete. That list would include items that could easily be waived but others, such as, but not limited to, the traffic and lighting ordinance, that Mr. Davidson would not recommend the Township waive.

Ms. McGonnell stated she included the light fixtures that she proposed to add, but if they are an issue, she would just leave the light fixtures as they currently are.

Mr. Davidson explained a Loading Dock and location would need to be indicated on the plan.

Mrs. Starz reminded everyone present that the guidance last month was to return to the ZHB which was not followed.

Mr. Brenneman explained if Ms. McGonnell wants to present a plan to the STPC, a waiver would also be required to waive the SALDO except for the items specifically listed in the Findings of the ZHB. An engineer should be able to explain exactly what she needs to do to proceed.

Mr. Ron Tombesi confirmed regardless of where you are, a Change of Use requires a LDP.

TONYA MCGONNELL-9335 SUSQUEHANNA TRAIL SOUTH – (cont'd)

Mr. Brenneman stated Ms. McGonnell has a lot of work ahead with PennDOT. In his experience in a similar situation with free access to a state highway, PennDOT has required them to close everything off except for a 24 foot wide driveway.

Ms. McGonnell stated she has been in contact with PennDOT and they explained the Right of Way. She also inquired whether anyone has ever filed an HOP and was told no.

In response to Ms. McGonnell's question, yes, a LDP is required.

Mr. Brenneman and Mrs. Starz referred Ms. McGonnell's engineer to the Township website to review the eCode360.

Ms. McGonnell stated she understood the requirement of an engineer completing her LDP.

Mr. Stough asked to make those in attendance aware of a few points. Mr. Stough stated typically for a change of use, the ZHB requires a LDP. At the applicant's request, the ZHB chose to waive this requirement until after the Zoning Hearing due to the cost in case the request was denied. The Zoning Hearing decision was only to grant the change of use. In the Findings, five items were listed but was not limiting the review to only those. A number of people who attended the hearing none of who opposed her application or the ZHB decision, voiced some questions that went to a LDP. The response of the ZHB was that those issues will be addressed at Planning Commission.

HILLSIDE HEIGHTS STREAM RESTORATION PROJECT

Mr. Davidson reported the York County Stormwater Consortium has pledged \$800,000 towards the project. The stipulation is that it gets used last after any grant funds. The Corp of Engineers permit has been received. The issue with the Barton's shed still needs to be resolved. Mr. Davidson will set up a meeting with LandStudies and the Bartons. Right of Ways will need to be acquired as shown on the plan.

Test results have not been received from GTA. We have received a fair amount of rain.

ADDITION TO SHOP BUILDING

Certificate of Use & Occupancy has been received.

COPIER PROPOSAL

Mr. Curtis Ferree, Jr moved, and Mr. Jeff Koons seconded to approve a lease in the amount of \$102 per month for the DOCEO copier. A vote of the Board was unanimous.

LOG ROAD BRIDGE

The bridge construction has been delayed to March 22 due to checking on existence of endangered, red-bellied turtles.

Mrs. Ream explained the Road Crew is planning to work on Log Road while it is closed but will delay paving until later.

Mr. Davidson suggested taking pictures of the current state of Log Road prior to construction.

ON-LOT MANAGEMENT PROGRAM

Attorney Miller drafted an amendment to the current Ordinance. He asked for the BOS to review and let him know if there are any changes.

SEK ENGAGEMENT LETTER

The annual SEK Engagement Letter was received after the last BOS meeting. We had approved a 5-year contract with SEK. This is the final year of that agreement and nothing had changed. Mr. Curtis Ferree, Jr moved, and Mr. Jeff Koons seconded to ratify the signing of the Engagement Letter. A vote of the Board was unanimous.

EMERGENCY SERVICES AGREEMENTS

Mr. Rieder made changes to the current agreements and will send out for review.

RADAR SPEED SIGNS

Information was presented for review and discussion at the April meeting.

COMMENTS OR QUESTIONS FROM GUESTS

Mr. Earl Click reported Jacobus Lions Ambulance had its third clinical save in 12 months.

BILLS

Mr. Jeff Koons moved, and Mr. Curtis L Ferree seconded to approve the bills before the Board and to ratify the payment of all bills since the last meeting. The vote of the Board was unanimous.

<u>GENERAL FUND</u>		<u>CHECK #</u>
IRS	\$ 3,019.65	ACH
PA Department of Revenue	\$ 391.52	ACH
Payroll #4	\$ 10,172.32	9508-9518
Abacus Computer Services	\$ 695.00	29291
Cardmember Services	\$ 1,368.86	29292
Johnson Controls Security	\$ 445.38	29293
Lori L Starz	\$ 100.00	29294
AFLAC	\$ 353.40	ACH
Capital Blue	\$ 9,515.60	ACH
Delta Dental	\$ 260.72	ACH
Highmark	\$ 57.63	ACH
Principal	\$ 805.79	ACH
Verizon Wireless	\$ 40.01	ACH
Payroll #5	\$ 9,668.71	9519-9525
IRS	\$ 2,921.64	ACH
PA Department of Revenue	\$ 373.67	ACH
Associated Products	\$ 157.28	29295
Browns Court Reporting	\$ 162.80	29296
C S Davidson Inc	\$ 5,461.24	29297
Columbia Gas	\$ 705.58	29298
Crystal Springs	\$ 56.97	29299
Frey Lutz Corp	\$ 1,302.02	29300
K&M Home Center	\$ 34.76	29301
Lancaster Farming Inc	\$ 97.04	29302
Pennsylvania One Call	\$ 27.36	29303

BILLS – (cont'd)

Southern York Turf & Tractor	\$ 51.48	29304
Staples	\$ 137.16	29305
STYCSA	\$ 340.00	29306
Verizon	\$ 206.74	29307
Abacus Computer Services	\$ 150.00	29308
C S Davidson Inc	\$ 3,007.96	29309
Matthew Boyd	\$ 185.80	29310
Media One PA	\$ 632.50	29311
MPL Law Firm LLP	\$ 3,929.33	29312
Siama Hussain	\$ 250.00	29313
South Penn Code Consultants	\$ 1,340.00	29314
The York Water Company	\$ 112.45	29315
Wellspan Occupational Health	\$ 75.00	29316
TOTAL	\$ 58,613.37	

STREET LIGHTING FUND

Met-Ed	\$ 114.96	487
TOTAL	\$ 114.96	

FIRE HYDRANT FUND

The York Water Company	\$ 1,672.56	486
TOTAL	\$ 1,672.56	

BUILDING CODES FUND

Code Administrators Inc	\$ 1,980.00	1273
TOTAL	\$ 1,980.00	

MERP

Kristi Flinchbaugh	\$ 5.00	1499
Kristi Flinchbaugh	\$ 5.00	1501
Benefit Design Specialists	\$ 150.00	1502
Kristi Flinchbaugh	\$ 5.00	1503
TOTAL	\$ 165.00	

HIGHWAY AID FUND

CPU-United Rentals	\$ 74.80	11614
Daniel B Krieg Inc	\$ 291.90	11615
Douglas Equipment & Supply	\$ 28.00	11616
Edris Oil Service Inc	\$ 1,408.81	11617
Kimball Midwest	\$ 239.52	11618
Kirchner Mobile Repair	\$ 2,460.43	11619
L & L Service	\$ 130.00	11620
Stewart & Tate Inc	\$ 119.88	11621

BILLS – (cont'd)

V L Tracey Sales	\$ 182.30	11622
Vulcan Construction Materials	\$ 1,848.12	11623
Wex Bank	\$ 333.67	11624
TOTAL	\$ 7,117.43	

TREASURER'S REPORT


Mr. Curtis L Ferree moved, and Mr. Jeff Koons seconded to approve the March 11, 2024, Treasurer's Report as submitted. The vote of the Board was unanimous.

ADJOURNMENT

Mr. Curtis L Ferree moved, and Mr. Jeff Koons seconded to adjourn the meeting at 9:22 PM and to meet again on April 8, 2024, for the purpose of the regular monthly meeting. The vote of the Board was unanimous.



Submitted by Tamara L Ream, Secretary



John Patrick Rieder, Chairman

4/8/24

Approval Date