SPRINGFIELD TOWNSHIP
BOARD OF SUPERVISORS

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

June 9, 2025

The Springfield Township Board of Supervisors met at the Township Building (9211 Susquehanna Trail S, Seven Valleys, PA 17360) on June 9, 2025, at 6:00 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: Mr. Tom Wolfe, Mr. Bryan Ream (LFC), Mr. Alan Diehl (JLAC), Mrs. Lori Starz (STPC), Mr. Craig Lipinski (JFC), and Mr. Steve Overmiller (JFC), Mrs. Peg Amspacher, Mr. Adam Anderson and Mr. Alex Ruff, (Site Design Concepts), Mr. Terry Hullmann, Mr. Nate Wolfe and Pastor Tom Beck(St Peters Church)

Pledge of Allegiance

Chairman J Patrick Rieder announced an Executive Session was held immediately prior to tonight's meeting to discuss employment.

AGENDA

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

MINUTES

Mr. Curtis L Ferree, Jr moved, and Mr. Jeff Koons seconded to approve the minutes of the May 12, 2025, meeting as presented. A vote of the Board was unanimous.

ADHESIVES RESEARCH

Mr. Adam Anderson, Site Design Concepts, presented a Final Subdivision Plan for Adhesives Research. The purpose of this plan is to consolidate 7 existing parcels totaling 195.6 acres that are zoned Industrial, Campus Industrial, and Agricultural into 1 parcel to prepare for a future Land Development Plan. There is no construction proposed with this project.

Mr. Dave Davidson stated the Springfield Township Planning Commission (STPC) recommended approval for 5 waivers that were requested: 425-8 Preliminary Plan, 425-22 Plan Scale, 425-42A.3 & 425-43 Sidewalks & Curbing, 425-23D DEP approved Planning Module, and 425-48 Stormwater Management. There were also 4 conditions: Owner's Notarized Signature, Engineer's Seal & Signature, Solicitor to approve Consolidated Deed, Dwelling Rights and Parcel History.

Mr. Curtis L Ferree, Jr moved and Mr. Jeff Koons seconded to grant the waiver for the Preliminary Plan 425-8. A vote of the Board was unanimous.

ADHESIVES RESEARCH-(cont'd)

Mr. Curtis L Ferree, Jr moved and Mr. Jeff Koons seconded to grant the waiver Plan Scale 425-22. A vote of the Board was unanimous.

Mr. Curtis L Ferree, Jr moved and Mr. Jeff Koons seconded to grant the waiver for Sidewalks & Curbing 425-42A.3 and 425-43. A vote of the Board was unanimous.

Mr. Curtis L Ferree, Jr moved and Mr. Jeff Koons seconded to grant the waiver for DEP Approval for the Sewer Planning Module 425-23D. A vote of the Board was unanimous.

Mr. Curtis L Ferree, Jr moved and Mr. Jeff Koons seconded to grant the waiver for Stormwater Management 425-48. A vote of the Board was unanimous.

Mr. Curtis L Ferree, Jr moved and Mr. Jeff Koons seconded to grant a conditional approval for Owner's Signature, Engineer's Seal and Signature, and Solicitor's approval of the Dwelling Rights, Parcel History and the Consolidated Deed. A vote of the Board was unanimous.

ALMONY ENTERPRISES

Mr. Adam Anderson, Site Design Concepts, presented a Final Subdivision Plan for Almony Enterprises. The purpose of this plan is to subdivide the existing 11 acres along 2nd Amendment Drive into 2 Lots. Lot 1 contains the existing 29,000 sq ft building. Lot 2 is vacant land for a future Land Development Plan.

Mr. Dave Davidson stated STPC recommended approval for 5 waivers: 425-8 Concurrent Preliminary/Final Plan, 425-22 Plan Scale, 425-23D DEP Approval of Sewer Planning Module, 425-31 Stormwater Management and 425-42A.3 Sidewalks & Curbing. There were also 3 conditions: Owner's Signature, Surveyor's Seal, and Set Corner Points shown on the plan.

Mr. Curtis L Ferree, Jr moved and Mr. Jeff Koons seconded to grant the waiver for the Concurrent Preliminary/Final Plan 425-8. A vote of the Board was unanimous.

Mr. Curtis L Ferree, Jr moved and Mr. Jeff Koons seconded to grant the waiver Plan Scale 425-22. A vote of the Board was unanimous.

Mr. Curtis L Ferree, Jr moved and Mr. Jeff Koons seconded to grant the waiver for Sidewalks & Curbing 425-42A.3 and 425-43. A vote of the Board was unanimous.

Mr. Curtis L Ferree, Jr moved and Mr. Jeff Koons seconded to grant the waiver for DEP Approval for the Sewer Planning Module 425-23D. A vote of the Board was unanimous.

Mr. Curtis L Ferree, Jr moved and Mr. Jeff Koons seconded to grant the waiver for Stormwater Management 425-31. A vote of the Board was unanimous.

Mr. Curtis L Ferree, Jr moved and Mr. Jeff Koons seconded to grant a conditional approval subject to the following conditions: Owner's Signature, Surveyor's Seal, and Set Corner Points shown on the plan. A vote of the Board was unanimous.

EDEN MANUFACTURING

Mr. Adam Anderson, Site Design Concepts, presented a Land Development Plan for Eden Manufacturing. The purpose of this Land Development Plan is to propose to build a 77,000 sq ft warehouse building and a future building for Eden Manufacturing on the vacant Lot 2 from the Almony Subdivision. There will be access to the Susquehanna Trail but the entrance will be from Second Amendment Drive. A section of the Sanitary Sewer line will need to be rerouted. The Stormwater Management System is complicated. There is a mixture of weight control and a manage and release concept. There is an underground chamber system and an above ground basin.

EDEN MANUFACTURING-(cont'd)

Eden Manufacturing specializes in high-end medical device manufacturing.

Mr. Dave Davidson stated STPC recommended approval of the following 4 waivers: 425-21A.15, 425-8 Concurrent Preliminary/Final Plan, 425-22 Plan Scale, and 425-42A Sidewalks. There were also 5 conditions: Stormwater Management Approval, Engineer's Seal and Signature, Posting Bond for Improvements, DEP Approval for Sewer Planning Module, and York County Conservation District Approval.

Mr. Curtis L Ferree, Jr moved and Mr. Jeff Koons seconded to grant the waiver for the Concurrent Preliminary/Final Plan 425-8. A vote of the Board was unanimous.

Mr. Curtis L Ferree, Jr moved and Mr. Jeff Koons seconded to grant the waiver Plan Scale 425-22. A vote of the Board was unanimous.

Mr. Curtis L Ferree, Jr moved and Mr. Jeff Koons seconded to grant the waiver for Sidewalks 425-42A.3. A vote of the Board was unanimous.

Mr. Curtis L Ferree, Jr moved and Mr. Jeff Koons seconded to grant the waiver for 425-21A.15 Timetable for Construction. A vote of the Board was unanimous.

Mr. Curtis L Ferree, Jr moved and Mr. Jeff Koons seconded to grant a conditional approval subject to the following conditions: Stormwater Management Approval, Engineer's Seal and Signature, Posting Bond for Improvements, DEP Approval for Sewer Planning Module, and York County Conservation District Approval. A vote of the Board was unanimous.

GELEST, INC

Security received.

SCANDINAVIAN FORESTRY EQUIPMENT

Mrs. Ream was able to contact the realtor, Mr. Frank Messina. She explained to him that all final approval conditions have not been met. The owner has not come in for final approval and the plan is not recorded. They currently have an extension to October 31, 2025.

ST PETERS CHURCH

Mr. Alex Ruff, Site Design Concepts, presented a Land Development Plan for St Peters Church. They are planning a 9,000 sq ft gymnasium addition. They are not expecting an increase in members. The new space will be used for events and activities for the children. However, the church does not expect the gymnasium area and the sanctuary to both be used at the same time. The church had a Zoning Hearing 3/24/25 and met with the STPC 5/19/25 who recommended bringing the plan to the BOS tonight.

Mr. Dave Davidson stated the STPC recommended approval of the following 4 waivers that were requested: 425-25C(2) Street Widening, 425-8 Preliminary Plan, 425-22 Plan Scale, and 425-34 & 425-43 Sidewalks & Curbing. There were also 5 conditions: Owner's Signature, Engineer's Seal and Signature, Lighting, Stormwater Management, and Bond for Parking Improvements.

The Zoning Hearing Board (ZHB) granted a Special Exception for Parking Reduction. Part of the decision was that if it was determined that additional parking was needed, the church would install it. The plan requires 1 parking space per 4 seats in the sanctuary or 1 parking space per 50 sq ft of building. The church records back to 2004 show the highest number of attendees was 169. 169/4=41 parking spaces. The current parking area is 118 plus 57 additional spaces across Yellow Church Rd at

ST PETERS CHURCH-(cont'd)

the former church location. The argument was because the sanctuary is not being enlarged or adding additional pews, and both spaces will not be used at the same time, the current parking is sufficient. Therefore, because the Special Exception was granted, the church is not required to put the additional parking spaces in at this time. The church is looking for clarification of the decision regarding the bond requirement for 5 years at the discretion of the BOS.

Attorney Miller referred to a similar situation with Glenview Alliance Church where they were required to post the Performance Bond for 5 years.

Attorney Courtney Buechler, CGA, requested relief from providing the Performance Bond for the future Parking Area. Attorney Buechler stated that at the time Glenview Alliance was required to post their Performance Bond, they were expanding their church pews and they did not have alternate parking available.

The recommendation of the STPC was to review the Performance Bond required of Glenview Alliance Church.

After a lengthy discussion, the BOS chose to keep the Performance Bond as a condition of approval to stay consistent with the requirements of other churches.

Mr. Curtis L Ferree, Jr moved and Mr. Jeff Koons seconded to grant the waiver for the Preliminary Plan 425-8. A vote of the Board was unanimous.

Mr. Curtis L Ferree, Jr moved and Mr. Jeff Koons seconded to grant the waiver Plan Scale 425-22. A vote of the Board was unanimous.

Mr. Curtis L Ferree, Jr moved and Mr. Jeff Koons seconded to grant the waiver for Sidewalks & Curbing 425-34 & 425-43. A vote of the Board was unanimous.

Mr. Curtis L Ferree, Jr moved and Mr. Jeff Koons seconded to grant the waiver for 425-25C(2)Street Widening. A vote of the Board was unanimous.

Mr. Curtis L Ferree, Jr moved and Mr. Jeff Koons seconded to grant a conditional approval subject to the following conditions: Owner's Signature, Engineer's Seal and Signature, Lighting, Stormwater Management, and Bond for Parking Improvements. A vote of the Board was unanimous.

ALTERNATE SOLICITOR -ZHB

Attorney John Miller suggested appointing Attorney John R Elliott, Anstine & Anstine, as a backup ZHB Solicitor. Mr. Curtis L Ferree, Jr moved and Mr. Jeff Koons seconded to approve the appointment. A vote of the Board was unanimous. Mr. J Patrick Rieder moved and Mr. Curtis L Ferree, Jr seconded to set his compensation the same legal rate at $220/hour. A vote of the Board was unanimous.

eCODE360 UPDATES

Mrs. Ream presented the quote in the amount of $3,625.00 - $4,750.00. This quote would bring all Ordinances up to date through 2024. Mr. Curtis L Ferree, Jr moved and Mr. Jeff Koons seconded to approve the quote. A vote of the Board was unanimous.

ELECTRIC DISTRIBUTION CHARGE CONTRACT

The Township has participated in a contract with STYCSA for Electric Distribution through Constellation. The contract will expire in December 2025. Mr. Curtis L Ferree, Jr moved, and Mr. Jeff

ELECTRIC DISTRIBUTION CHARGE CONTRACT-(cont'd)

Koons seconded to participate with STYCSA to contract with Constellation for electricity distribution. A vote of the Board was unanimous.

EMERGENCY SERVICES

Nothing at this time.

MERP RENEWAL

Mr. Curtis L Ferree, Jr moved and Mr. Jeff Koons seconded to approve Resolution 2025-10 to renew the MERP Agreement with the Alera Group. A vote of the Board was unanimous.

REQUEST FOR HORSE & BUGGY SIGNS ON YELLOW CHURCH RD

A request for Horse & Buggy signs along Yellow Church Rd was received at the Township Office. During the discussion, it was determined that there are other roads within the Township that also have horse & buggy traffic. The following roads were also suggested: Mt. Zion Rd., E Springfield Rd, W Springfield Rd., Potosi Rd, and Glen Rock Rd. We will check with the local bishops and get a list of roads along with the number of signs that are required.

Mr. Dave Davidson suggested looking at the speed and topography of area roads to determine placement.

EQUIPMENT REPAIRS

The 2023 Ford F250 went to the shop to have the damage repaired. While the truck was torn apart, they noticed there was more damage to the headlight assembly than originally thought. It was determined best to repair the headlight now rather than taking a chance on water getting in and shorting it out. Mr. Curtis L Ferree, Jr moved and Mr. Jeff Koons seconded to ratify the repair to the headlight assembly at an additional cost of $1,413.15. A vote of the Board was unanimous.

PIPE REPLACEMENT – E SPRINGFIELD ROAD

Mr. Dave Davidson reported the General Permit 11 for E Springfield Rd was under review by DEP.

Mr. Terry Hullmann voiced concern about water and ice laying on the roadway just passed the S-curve on E Springfield Rd. heading towards Dunkard Valley Rd.

RAVER LANE – TRAFFIC CONCERNS

Mr. Curtis L Ferree, Jr moved and Mr. Jeff Koons seconded to place signs at both ends of Raver Lane to deter unnecessary traffic on the road. A vote of the Board was unanimous.

RADAR SIGNS

Mr. Curtis L Ferree, Jr moved and Mr. Jeff Koons seconded to approve the return of the current radar signs as a trade on a smaller, lighter model. The Township is required to pay the shipping. A vote of the Board was unanimous.

SUBDIVISION & LAND DEVELOPMENT ORDINANCE AMENDMENT

A discussion was held regarding amendments to the SALDO. Attorney Miller will draft changes to the SALDO for the STPC to review and make a recommendation to the BOS.

WATER STREET BRIDGE

Loganville Borough has received their permit to replace the bridge. It is currently scheduled for August 2025.

WATER STREET PIPE

Mr. Dave Davidson stated the temporary repair to the pipe is holding up pretty well. The survey for the permit has been completed.

SECURITY UPGRADES

Mr. J Patrick Rieder stated he is working on paperwork to accept quotes for the upgrades to the office area for safety purposes.

PHONE UPGRADE

Mrs. Ream has finally gotten in touch with Comcast to upgrade the internet service. The Comcast Rep explained that 2 years ago Comcast was supposed to contact all customers to remove the freebies. We currently have 35 Mbps coming into the building. Mr. Curtis L Ferree, Jr moved, and Jeff Koons seconded to upgrade the Comcast internet speed to 500 Mbps in preparation for the upgraded phone system. A vote of the Board was unanimous.

ENGINEER'S COMMENTS

Mr. Dave Davidson stated there was an informal meeting with engineers for Fox Spring who are the developers of the Kaltrieder property on Lake Rd. Mr. Davidson and the York County Planning Commission have issued comments on the plan. They are proposing public water and a privately-owned sewer treatment plant for the development. It is a cluster development, so it has a lot of open space included in the plan. One requirement will be to extend the greenway from North Road to Log Road. A retaining wall will be installed along the properties that back up to Lake Road. The backyards at the retaining wall will have restrictions on use. For instance, no swimming pools. Eventually, a decision will need to be made if the Township will adopt the new streets.

ATTORNEY'S COMMENTS

Attorney Miller gave an update on Mr. Lehr. He has picked up the permit for his house. He is waiting for the Stormwater Management and E&S Plan for his pole building.

Attorney Miller also gave an update on Mr. Esh. He is now in compliance.

COMMENTS OR QUESTIONS FROM GUESTS

Mr. Terry Hullmann voiced a concern regarding shooting and setting off homemade bombs in the neighborhood. Attorney Miller asked Mr. Hullmann to keep a record of what he witnesses. Attorney Miller will review the Ordinances and send the resident a letter.

COMMENTS OR QUESTIONS FROM GUESTS-(cont'd)

When the storm drains were installed along E Springfield Road, they were directed into the stream on Mr. Hullmann's property. Mr. Hullmann reported when it rains real heavy, there are wide streams of water that are washing out his s-curve. These streams come within 50 feet from the inlet. He asked what he is allowed to do to slow down the water flow. Mr. Dave Davidson explained that would be general maintenance. Mr. Davidson also suggested contacting Aquatic Resource Restoration Company (ARRC).

BILLS

Mr. Curtis Ferree, Jr. moved, and Mr. Jeff Koons 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.

GENERAL FUND			**CHECK #**
Principal Life Insurance Co	$	832.00	ACH
Payroll #10	$	11,252.42	ACH/DD1117-DD1124
United States Treasury	$	3,420.12	ACH
Allied Adminstrators/Delta Dental	$	371.63	ACH
Payroll #11	$	17,874.51	ACH
United States Treasury	$	6,926.20	ACH
PA Dept of Revenue	$	1,171.10	ACH
Automotive Of York-NAPA	$	37.99	29817
County of York	$	876.57	29818
Crystal Springs	$	51.48	29819
Exeter Supply Co Inc	$	39.70	29820
Fetrow Welding & Repair, LLC	$	1,560.96	29821
Johnson Controls Security	$	478.78	29822
Kerchner Services, LLC	$	250.00	29823
Keystruct Construction	$	700.00	29824
Lemon Fresh Cleaning Services, LLC	$	165.00	29825
Met-Ed	$	376.47	29826
Staples	$	499.80	29827
York Materials Group	$	12,286.55	29828
AFLAC	$	579.66	ACH
Capital Blue Cross	$	12,192.93	ACH
Highmark Blue Shield	$	65.49	ACH/DD1108-DD1116
Verizon Wireless	$	40.01	ACH
Cardmember Services	$	869.59	ACH
ACNB	$	43.37	29829
Associated Products Services Inc	$	213.00	29830
C S Davidson Inc	$	11,053.81	29831
C M High Inv	$	250.00	29832
Columbia Gas	$	100.97	29833
LEAF	$	102.00	29834
Lemon Fresh Cleaning Services, LLC	$	215.00	29835
Lori L Starz	$	100.00	29836
MPL Law Firm LLP	$	1,994.50	29837
Pennsylvania One Call System, Inc	$	29.25	29838

BILLS-(cont'd)

Power Printing	$	1,037.00	29839
South Penn Code Consultants LLC	$	1,555.00	29840
STYCSA	$	340.00	29841
The York Water Company	$	114.03	29842
V L Tracey Sales	$	321.96	29843
Verizon	$	197.86	29844
York Materials Group	$	857.40	29845
TOTAL	**$**	**91,444.11**	

MERP FUND

DFS, Inc	$	150.00	ACH
TOTAL	**$**	**150.00**	

STREET LIGHT FUND

Met-Ed	$	122.14	502
TOTAL	**$**	**122.14**	

FIRE HYDRANT FUND

The York Water Company	$	1,853.99	501
TOTAL	**$**	**1,853.99**	

BUILDING CODES FUND

Trinity Solar	$	250.00	1289
TOTAL	**$**	**250.00**	

HIGHWAY AID FUND

All Seasons Lawn & Landscaping	$	6,435.00	11720
Chemung Supply Corporation	$	21,351.40	11721
Daniel B, Krieg, Inv	$	112.90	11722
Douglas Equipment	$	167.97	11723
Gordon's Service Center	$	2,581.98	11724
Kirchner Mobile Repair	$	1,897.22	11725
L & L Service	$	45.00	11726
Stephenson Equipment, Inc	$	294.70	11727
Stewart-Amos Equipment Co	$	1,476.73	11728
Sullivan Hulling, LLC	$	1,765.50	11729
Wex Bank	$	259.16	11730
Yoe Parts & Equipment Co Inc	$	55.00	11731
York Building Products Company	$	3,377.19	11732
TOTAL	**$**	**39,819.75**	

TREASURER'S REPORT

Mr. Curtis L Ferree moved, and Mr. Jeff Koons seconded to approve the May 12, 2025, 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 8:28 PM and to meet again at 6:00 pm on July 14, 2025, for the purpose of the regular monthly meeting. The vote of the Board was unanimous.

7/14/25
Approval Date

Tamara L Ream
Submitted by Tamara L Ream, Secretary

Curtis L Ferree, Jr, Vice Chairman