SPRINGFIELD TOWNSHIP
BOARD OF SUPERVISORS

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

November 10, 2025

The Springfield Township Board of Supervisors met at the Township Building (9211 Susquehanna Trail S, Seven Valleys, PA 17360) on November 10, 2025, at 6:00 PM for the regular monthly meeting.

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

Attorney John Miller (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. Craig Lipinski, Mr. Steve Overmiller, and Mrs. Renee Overmiller (JFC), Mr. Lucas Wilson and Mr. Tom Englerth (Site Design Concepts), Mr. Chris Krouse (JLAC), Mr. Zech Bankert, Mrs. Hannah Huber, and Mr. Eric Pelky (Adhesives Research), Atty Chris Naylor (BarleySnyder), Jon Seitz, (TRG), and Mr. Bryan Ream (LFC),

Pledge of Allegiance

AGENDA

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

MINUTES

Mr. Curtis L Ferree, Jr moved, and Mr. Jeff Koons, seconded to approve the minutes of the October 13, 2025, meeting as presented. A vote of the Board was unanimous.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

This item was left on the agenda in error from the previous meeting.

ADHESIVES RESEARCH

Mr. Tom Englerth, Site Design Concepts presented a Land Development Plan for Adhesives Research located at 400 Seaks Run Road, Glen Rock. Adhesives Research (A/R) is a 55 acre parcel improved with 7 buildings, circulation driveways throughout, parking, utilities and Stormwater Management. This Land Development Plan proposes a total of 68,000 square feet in new building additions. Building 1 will receive 2 additions, one on either side of the building and a large, 49,000 square foot addition to Building 5 along with additional parking. Traffic circulation around the buildings on the property will also be improved. York Water Company has authorized the capacity for Sewage Collection. A/R needs to sign the reservation agreement with York Water Company to finalize the Sewage Planning Module.

The Springfield Township Planning Commission (STPC) provided a Recommendation Letter with 10-12 comments. Five or six of those comments were minor revisions to the plan set all of which have been addressed. There are a handful of comments that are administrative in nature. Comments number 5 on the STPC letter addresses potential improvements to Seaks Run Road and the

ADHESIVES RESEARCH – (cont'd)

Susquehanna Trail S. A Traffic Impact Study has been completed by Adhesives Research which shows less than 5% of the
traffic comes from Adhesives Research. Adhesives Research considers those improvements to be off-site and therefore, should be a Springfield Township and York County Planning Commission project.

The Springfield Township Official Map indicates a future Traffic Circle at the intersection of Seaks Run Road and Susquehanna Trail South. A 2018 YCPC study identifies other potential improvements that could be done at that intersection. Adhesives Research is proposing a Right-hand Turn Lane onto Seaks Run Road from Northbound Susquehanna Trail. Adhesives Research is willing to enter into a Fair Share Agreement with Springfield Township and contribute $150,000.00 and the Right-of-Way access for the project.

Site Design considers the cost estimate for the northbound Right Turn Lane to be approximately $750,000.00 to $1,000,000.00. However, according to the 2018 Traffic Improvement Study, a westbound Right-turn lane on Seaks Run Road was a potential option with an estimate of $250,000.00 at that time.

Mr. Jon Seitz, TRG, explained the theory of the right-hand left turn lane from the northbound Susquehanna Trail lane. He also explained why 2 westbound lanes on Seaks Run Road is not what PennDOT usually prefers. The right-hand left turn land from the northbound Susquehanna Trail would be a great improvement to promote safety. This shouldn't be a complex project due to not needing to move any poles and only one inlet will need to be moved.

Mr. Dave Davidson explained the following timeline regarding traffic in this area:
2005 – Scott Morris, Freedom Armory built the first section of Second Amendment Drive
2015 – Funny Farm Investors built warehouse. Extended Second Amendment Drive to their location and contributed $25,000.00 toward future traffic circle. Funny Farm Investors also constructed the left-turn lanes on Seaks Run Road onto Second Amendment Drive as part of their Land Development improvements.
2018 – A YCPC Traffic Study suggested a pork chop/right turn lane from Seaks Run Rd onto Susquehanna Trail South. The long-term project would be the traffic circle and also include moving Church Street to line up with Seaks Run Road, the short term project in the interim, would be to address the congestion at the intersection.
2025 – TRG is suggesting a right-turn lane from the northbound lane of Susquehanna Trail South onto Seaks Run Road. Significant improvements could be made now instead of waiting until at least 2033, which is when funding might become available for a TIP project.

Mr. Davidson explained that in conjunction with the LDP, the Township can require A/R to make on-site improvements which would be the Northeast corner of Seaks Run Road since that is the parcel that is being developed. The northbound right-turn lane along the Susquehanna Trail proposed by TRG, would be considered an off-site improvement but may still ease the congestion at the intersection. There is an existing 80 foot Right of Way along Susquehanna Trail South.

Mr. Jon Seitz stated it may be difficult to get a PennDOT permit for the westbound right turn lane onto Susquehanna Trail because there would be a stop sign and two lanes of traffic making it difficult to see past each other.

Mr. Tom Englerth stated the Traffic Study has proven that Adhesives Research's impact is insignificant to the congestion at the intersection.

ADHESIVES RESEARCH – (cont'd)

Mr. Jon Seitz, TRG, explained the MPC states on-site improvements to ingress and egress of applicant's property. Feels the intersection issue is an off-site improvement.

Ms. Hannah Huber stated A/R is also following the fair share contribution recommendation expressed in the C S Davidson's letter of 2004 to determine the proposed fair share offer.

Mr. Curtis L Ferree, Jr agreed the intersection is a problem area that is only getting worse.

In response to Mr. Patrick Rieder's question, Mr. Davidson stated the design and construction of a traffic circle could cost several million dollars.

Ms. Hannah Huber agrees the congestion at the intersection is an issue, but it is not 100% Adhesives Research's issue. These improvements allow everyone to benefit. She also explained that Adhesives Research is currently in a growth mode. The proposed Land Development Plan increases the tax base. If delayed, it could cause A/R to miss their growth target, which puts them in a difficult position with their employees, vendors, and commitment to Springfield Township and York County. Ms. Huber explained they estimated high. If the proposed right-turn lane costs $1,000,000.00, considering A/R's 4.4% share of traffic would equal $44,000.00 but they are offering up to $150,000.00.

Mr. Tom Englerth explained at this point, there is no project. In the meantime, Adhesives Research is being held up in their growth until that project is figured out, designed, and permitted.

It appears the roadway may extend past the Right-of-Way. Ms. Huber stated A/R would be willing to provide that extra value for the project. Mr. J Patrick Rieder requested that additional value to be put in writing. Ms. Huber agreed. There is also a pan handle strip of land along Seaks Run Road that A/R does not own. However, if the Township can negotiate the Right-of-Way with Kinsey Realty LLC, A/R could likely pay a certain amount to acquire the land.

Ms. Hannah Huber explained that once the Township makes a decision on the path of the project, they would be able to recalculate their fair share towards the project assuming A/R is not held up with their growth plan.

Mr. Curtis Ferree, Jr asked, what role does PennDOT have in this project since all the roads being discussed are PennDOT roads. According to Jon Seitz, a scoping meeting with PennDOT would need to be scheduled and the Township would need to present the project for their approval.

Attorney Miller stated a written Development Agreement should be approved prior to the Land Development Plan approval. Even though he approved the legal description, he is concerned that the Subdivision Plan has not been recorded. The Township should have a 40-foot ROW along Seaks Run Road, 40-foot ROW along Susquehanna Trail, and a 40-foot ROW through the prior Subdivision Plan with Freedom Armory.

Mr. Jon Seitz, TRG explained a similar project in Shrewsbury Township along 851 and Elm Drive.

The Board of Supervisors agreed to work with Adhesives Research towards a fair share agreement.

The Land Development Plan was conditionally approved based on the Waivers and Conditions listed below.

Mr. Tom Englerth stated he sent the affidavit and copies of the letters that were sent to adjoining properties to Mrs. Lori Starz. That will satisfy the Condition for §425-9B. He also stated a note was added to the plan to satisfy Condition §425-25.C(2) Where a land development abuts an existing street of improper cartway width. The developer shall improve the cartway to meet the minimum cartway and

ADHESIVES RESEARCH – (cont'd)

shoulder standards required. Township officials should determine if improvements are required along Seaks Run RD. or Susquehanna Trail South.

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

Mr. Curtis L Ferree, Jr moved, and Mr. Jeff Koons seconded to approve the Request for Waiver for §425-22 Plan Scale. A vote of the Board was unanimous.

Mr. Curtis L Ferree, Jr moved, and Mr. Jeff Koons seconded to approve the Request for Waiver for §425-34 Sidewalk on Existing Road Frontage. A vote of the Board was unanimous.

Mr. Curtis L Ferree, Jr. moved, and Mr. Jeff Koons seconded to approve the Plan subject to the Condition of §500-108-I Lighting Plan. A vote of the Board was unanimous.

Mr. Curtis L Ferree, Jr. moved, and Mr. Jeff Koons seconded to approve the Plan subject to the Condition of §425-23-I. E&S Plan reviewed by YCCD. A vote of the Board was unanimous.

Mr. Curtis L Ferree, Jr. moved, and Mr. Jeff Koons seconded to approve the Plan subject to the Condition of §425-23-J. Proposed Development will result in a 24% increase in the number of employees. Documentation of adequate sanitary sewer capacity should be furnished. Agreement with York Water Company must be entered. A vote of the Board was unanimous.

Mr. Curtis L Ferree, Jr., moved, and Mr. Jeff Koons seconded to approve the Plan subject to the Condition of §425-31. Stormwater Management Plan. A vote of the Board was unanimous.

Mr. Curtis L Ferree, Jr. moved, and Mr. Jeff Koons seconded to approve the Plan subject to the Condition of §425-21-A-13 & 425-21-A-16. The engineer's seal and surveyor's seal and signatures are required. A vote of the Board was unanimous.

Mr. Curtis L Ferree, Jr. moved, and Mr. Jeff Koons seconded to approve the Plan subject to the Condition of §425-21-A-20. Owner's notarized signature. A vote of the Board was unanimous.

Mr. Curtis L Ferree, Jr. moved, and Mr. Jeff Koons seconded to approve the Plan subject to the Condition of §425-49. Security for required improvements must be posted before plans are recorded. A vote of the Board was unanimous.

Mr. Curtis L Ferree, Jr. moved, and Mr. Jeff Koons seconded to approve the Plan subject to the Condition of Recording of the pending Reverse Subdivision Plan. A vote of the Board was unanimous.

Mr. Curtis L Ferree, Jr. moved, and Mr. Jeff Koons seconded to approve the Plan subject to the Condition of a Developer's Agreement. A vote of the Board was unanimous.

Mr. Curtis L Ferree, Jr. moved, and Mr. Jeff Koons seconded to approve the Plan subject to the Condition of negotiating a Fair Share Agreement with Adhesives Research. A vote of the Board was unanimous.

ALMONY ENTERPRISES

The plan for Almony Enterprises has been conditionally approved. They are still working on the outstanding conditions.

EDEN MANUFACTURING

The plan for Eden Manufacturing has been conditionally approved. They are still working on the outstanding conditions. A letter was received from York County Conservation District that their application is complete and they are going to begin their review.

FOX SPRING LLC

Mr. Dave Davidson stated he understood the plan would be brought back to the October or November meeting to further discuss their project, but he has not seen anything yet.

GELEST, INC

Nothing new to report.

SCANDINAVIAN FORESTRY EQUIPMENT

Scandinavian Forestry Equipment received an extension to 4/30/26 at the October meeting. Nothing new has been received since.

ST PETERS CHURCH

The plan for St Peters Church has been conditionally approved. They are still working on the outstanding conditions.

DATA CENTERS

Mr. Rieder and Mrs. Ream will be attending a meeting regarding Data Centers on November 17, 2025, at the PSATS office. Mr. Davidson requested copies of any additional information that may be available at the meeting.

INTERMUNICIPAL AGREEMENT

Attorney John Miller suggested presenting an Intermunicipal Agreement to Seven Valleys Borough for services provided by the Road Crew. He has discussed the agreement with Attorney Mike Craley. He will review it with their Borough Council and get back to Attorney Miller.

PROCEDURE CHANGE FOR PERMIT APPLICATIONS

Mrs. Ream explained that there have been a few permits that have been cancelled after reviewed and the office staff is finding it difficult to collect the review fees from the resident. Mr. Jeff Koons stated another municipality charges $200.00 at the time of application to begin the review. Mr. Curtis L Ferree, Jr moved, and Mr. Jeff Koons seconded for Mrs. Ream to work with Mr. Lehman and Ms. Kristi Flinchbaugh to determine a proper fee schedule for permit applications and include these in the 2026 Fee Schedule. A vote of the Board was unanimous.

REQUEST TO MAKE SPRINGFIELD ROAD A PRIVATE ROAD

A request was received by Mason Zani to make Springfield Road from the intersection with W Springfield Rd to the bridge, a private road. Attorney Miller will consult with the other two residents who have property that borders Springfield Road. An Ordinance will need to be created, and a public hearing will need to be held with a stenographer. Both of these would need to be advertised. In estimating the costs, it was determined to collect a deposit of $1,000.00. This item was tabled to the December 8, 2025, meeting.

RESOLUTION – LSA GRANT

Attorney Miller explained that a municipality can apply for the grant for the benefit of citizens' interest or a non-profit organization that serves its citizens. This request is for equipment for the

RESOLUTION – LSA GRANT- (cont'd)

Loganville Fire Company which serves as the primary fire company for the township. A Resolution is required to be submitted with the application. Mr. Curtis L Ferree, Jr moved, and Mr. Jeff Koons seconded to approve Resolution 2025-17 to authorize Mr. J Patrick Rieder and Mrs. Tamara L Ream to submit the grant for fire equipment for the Loganville Fire Company. A vote of the Board was unanimous.

SIGNAGE AT DALLASTOWN AREA INTERMEDIATE SCHOOL

The new pedestrian crossing signs prior to and at the Susquehanna Trail South and Beck Road intersection have been installed.

YORK ROAD RUNNERS CLUB – LAKE REDMAN RACE 12/6/25

The York Road Runners Club sent notification that they will be holding a race around Lake Redman and will also be utilizing some Township roadways. They are not requesting an road closures or Fire Police. A Certificate of Insurance has been issued listing Springfield Township as additional insured.

EMERGENCY SERVICES

In response to Mr. Craig Lipinski's question regarding a change in funding at the October meeting, Mrs. Ream explained that when she contacted Tia at County Control, it was determined that the 2023 call numbers that were received last year were for Goodwill Fire Company #1 of York Township instead of Goodwill Fire Company #1 of Jacobus. The error in funding will be corrected.

PIPE REPLACEMENT – E SPRINGFIELD ROAD

Mr. Davidson reported waiting for DEP approval. DEP is being very difficult regarding the pipe lining and seem to be not favorable of the pipe lining. For instance, they are concerned about the thickness of the lining reducing the culvert diameter. Mr. Davidson stated they responded that the pipe currently has 3" corrugations. The pipe lining will make the interior of the pipe smooth. It may reduce the diameter by a very small amount, but by making it smooth will give it more capacity.

PIPE REPLACEMENT – WATER STREET

Mr. Dave Davidson reported the manholes have been opened. The permit has been issued. Per the design submitted for the permit, the Sanitary sewer pipe is to be encased in concrete, a new 60" pipe will be installed for the storm sewer. There will be 9 inches of clearance between the sanitary sewer and the bottom of the pipe.

PIPE REPLACEMENT – FISHEL CREEK ROAD

It was determined the drainage area is small enough that a permit is not necessary for that Pipe Replacement. The project can be started anytime.

FIREWORKS ORDINANCE

Attorney Miller explained he removed anything relating to consumer fireworks from the Fireworks Ordinance and sent it for review to the Board of Supervisors.

SPEED SIGNS

The signs were just picked up from Lake Road. There was a request to place the Speed Sign along the Susquehanna Trail South. If there isn't a request for a Township road, the sign may be placed there next.

WATER STREET BRIDGE

The railings need to be installed along the top of the bridge.

BUDGET WORKSHOP

A Budget Workshop will be held 11/22/25 at 9:00 AM

BILLS

Mr. Curtis L 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 #
Met-Ed	$	468.06	ACH
Comcast Internet	$	175.69	ACH
Principal Life Insurance Co	$	854.15	ACH
Payroll #21	$	12,783.74	ACH/DD1227-DD1235
United States Treasury	$	3,857.02	ACH
PA UC Fund	$	0.95	ACH
PA UC Fund	$	0.77	ACH
The York Water Company	$	106.61	ACH
Allied Adminstrators/Delta Dental	$	371.63	ACH
PA UC Fund	$	1.00	ACH
Payroll #22	$	11,602.67	ACH/DD1236-DD1244
United States Treasury	$	3,529.00	ACH
Associated Products Services Inc	$	213.00	30005
C M High inc	$	906.00	30006
D M Fetrow Inc	$	1,293.75	30007
DOCEO	$	153.94	30008
Jewish Community Center	$	443.26	30009
LEAF	$	102.00	30010
Staples	$	147.99	30011
Superior Tire & Rubber Corp	$	6,062.14	30012
V L Tracey Sales	$	425.99	30013
York County Planning Commission	$	70.00	30014
York Materials Group	$	1,292.53	30015
PA Dept of Revenue	$	890.90	ACH
Verizon	$	212.00	30016
Lemon Fresh Cleaning Services LLC	$	215.00	30017
AFLAC	$	579.66	ACH
Capital Blue Cross	$	12,192.93	ACH

BILLS – (cont'd)

Highmark Blue Shield	$	65.49		ACH
Verizon Wireless	$	40.01		ACH
Cardmember Services	$	1,815.92		ACH
Columbia Gas	$	99.76		ACH
Associated Products Services Inc	$	213.00		30018
Automotive of York - NAPA	$	273.90		30019
Browns Court Reporting	$	150.00		30020
C S Davidson Inc	$	5,730.61		30021
C M High inc	$	250.00		30022
CBS Environmental Services LLC	$	120.00		30023
Daniel B Krieg Inc	$	666.30		30024
Gannett Pennsylvania LocaliQ	$	319.64		30025
L & L Service	$	46.00		30026
Lori Starz	$	100.00		30027
MPL Law Firm LLP	$	4,592.29		30028
Pennsylvania One Call System Inc	$	30.02		30029
Primo Brands	$	47.96		30030
South Penn Code Consultants LLC	$	2,615.00		30031
SPCA of York County	$	5,124.00		30032
Stephenson Equipment Inc	$	617.40		30033
York Materials Group	$	212.92	30034	
TOTAL	**$**	**82,082.60**		

STREET LIGHT FUND

Met-Ed	$	122.23	ACH	
TOTAL	**$**	**122.23**		

FIRE HYDRANT FUND

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

HIGHWAY AID FUND

Edris Oil Service Inc	$	1,575.00		11750
Messick's	$	159.00	11751	
TOTAL	**$**	**1,734.00**		

TREASURER'S REPORT

Mr. Curtis L Ferree, Jr, moved, and Mr. Jeff Koons seconded to approve the November 10, 2025, Treasurer's Report as submitted. The vote of the Board was unanimous.

ADJOURNMENT

Mr. Curtis L Ferree, Jr, moved, and Mr. Jeff Koons seconded, to adjourn the meeting at 8:06 PM and to meet again on December 8, 2025, for the purpose of the regular monthly meeting. The vote of the Board was unanimous.

12/8/25
Approval Date

Tamara L Ream
Submitted by Tamara L Ream, Secretary

John Patrick Rieder, Chairman