



SPRING GARDEN TOWNSHIP

340 TRI HILL ROAD
YORK, PA 17403-5709

PHONE NUMBER: 717.848.2858
www.springgardentwp.org

BOARD OF COMMISSIONERS

November 8, 2023

BUSINESS MEETING AGENDA – 6:30 PM

I. Call to Order / Pledge of Allegiance

Recognition of former Commissioner Richard Guyer who passed away in October 2023. He served from 2006 through 2013.

A. Presentations

Police Officer Commendation: Officer Irvin

B. Public Comment

C. Approval of Minutes - October 11 and 26, 2023 Workshops and October 11, 2023 Business Meeting

D. Treasurer's Transactions – October 2023

G. Subdivision/Land Development

1. 45-day time extension request for DPIF3 Boundary Ave., LLC., (Final Subdiv. Plan realignment for E. Boundary Ave. & S. Albemarle St.) from December 3, 2023 to January 17, 2024 to meet conditions on the final plan for recording.
2. 1090 E. Boundary Ave. (York Logisticenter)
 - a. Ratify Township Manager's authorization for Township Engineer to inspect improvements for the request for surety release for 1090 E. Boundary Ave. received on Oct. 26, 2023.
3. Shoppes at Wyndham
 - a. Ratify Township Manager's authorization for Township Engineer to inspect improvements for the request for surety release received on Oct. 18, 2023.
4. White Oaks Final Land Development Plan - consideration for Final Plan approval of the White Oaks Final Subdivision/Land Development Plan
Conditions recommended by SGT Planning Commission:
 - a. A nonseparation clause should be added to the plan notes.
 - b. A Developer Agreement should be reached that addresses the potential for reimbursement to the Developer for sanitary sewer construction.
 - c. The plan should include the Owner's notarized signature, Engineer's seal and signature, and Landscapers Architectural Seal and Signature.
 - d. Bond and Security for proposed improvements (sewers, landscaping, stormwater, streets, lighting, erosion control) must be posted before the final plan approval.
 - e. The proposed Recreation agreement should be finalized and note addressing the properties included in this agreement should be added to the plan sets.
 - f. The Solicitor should approve the HOA Agreement and Declaration of Covenants
 - g. All appropriate regulatory approvals should be noted on the plan including the approved Sewage Facility Planning Module and approved NPDES permit.
 - h. The developer agrees to reach a resolution to the secondary access issue before any further plans pertaining to Lot 86 are approved.

10/30/2023: Township engineer's Surety Recommendation. Developer has requested recreation fee in lieu of dedicated land. 90-day review period ends December 4, 2023. Past due balance \$8,000 for land development reviews. Lot 91 (21.05 acres) created from the subdivision of lot 86 (lot 86 will be residual) will be developed with 130 multi-family/townhouse/villa units. SGT Planning Commission at the Sept. 5, 2023 meeting recommended approval with conditions.

H. Public Hearing

1. Public hearing for amendment to the zoning ordinance: §310-12.C – fences, §310-12.E(9)- Home Occupation, §310-12.G(4) & (5)-Family day-care homes, and 310-13(H)- Garage and yard sales.
The purpose of the amendment is to establish fencing height and setback provisions for recreation courts.
The other amendments provide clarification for family childcare home uses and permits for yard sales.

I. Old Business

1. Ordinance 2023-07 - §310-12.C – fences, §310-12.E(9)- Home Occupation, §310-12.G(4) & (5)-Family day-care homes, and 310-13(H)- Garage and yard sales.
The purpose of the amendment is to establish fencing height and setback provisions for recreation courts.
The other amendments provide clarification for family childcare home uses and permits for yard sales.
The SGT Planning Commission reviewed the ordinance on Nov. 6, 2023 and recommended adoption.
The York Co. Planning Commission received the proposed amendment on Oct. 3, 2023 and will review the amendment at their Nov. 21, 2023 meeting.

Anyone wishing to speak during the designated public comment periods (agenda items B & L) regarding items not on the agenda or about any agenda item at the time designated by the President Commissioner should use the podium at the front of the room for their comments. Public meetings of the Board of Commissioners may be audio recorded for the purpose of assisting in the preparation of the meeting minutes; recordings are not public record and will be destroyed following adoption of the meeting minutes.



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2. Ordinance 2023-08 Yard Sales
Changes duration of a yard-sale from two consecutive days to three consecutive days. The ordinance will continue to permit two yard sales per year separated by at least 24 hours.
3. Rathton Road Bridge – Award of Bid
There were 7 bidders for the bid opening on November 1, 2023. On November 3, 2023, York Excavating withdrew their bid. Clear View Excavation is the low bidder with a price of \$1,048,030. The Township Engineer has reviewed all the supporting documentation for the bid and finds it acceptable and recommends the bid be awarded to Clear View Excavation.
4. Execute the amended agreement for professional services with Environmental Planning & Design LLC for the multi-municipal comprehensive plan – hourly consultant fee change, but not change to overall cost of project.
5. Resolution 2023-28 Amendment to fund balance policy
An amendment to the 2018 policy reflecting name modification to operating reserve, provides for emergency contingency, and capital reserve for general fund and sewer fund.
6. Authorization to advertise 2024 Budget and Tax Levy Ordinances
In accordance with the 1st Class Township Code the proposed budget will be available for review for a period of twenty days.

J. New Business

1. Resolution 2023-29 Grant application for Victory Fire Company parking lot replacement
2. 2024 Meeting Date schedule – authorization to advertise in December 2023

K. Commissioners Constituent Representation

1. Commissioner Detwiler, Ward 1
2. Commissioner Rooney, Ward 2
3. Commissioner Ports, Ward 3
4. Commissioner Herrold, Ward 4
5. Commissioner Gwilt, Ward 5

L. Township Consultant and Departments

1. **Engineer** (David Davidson, P.E./C.S. Davidson, Inc.)
2. **Solicitor** (Attorney David Jones/Stock and Leader)
3. **York Area United Fire & Rescue** (Chief Daniel Hoff)
4. **Township Administration**

M. Public Comment

II. Adjourn

Township Administration:

Township Administrator (Marcy L. Krüm-Tinsley)
Finance Department (Krista Gardner/SEK, CFO & Luther Wike, Jr., Finance Administrator)
Police Department (Chief George Swartz)
Public Works Department (Craig Ruhl, Superintendent)
Zoning/Code Enforcement Department (Dawn Hansen, Zoning Officer)

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