

SPRING GARDEN TOWNSHIP

340 TRI HILL ROAD
YORK, PA 17403-5709



PHONE NUMBER 717.848.2858
www.springgardentwp.org

BOARD OF COMMISSIONERS BUSINESS MEETING AGENDA

JUNE 11, 2025 – 6:30 PM

PUBLIC AGENDA

I. Call to Order / Pledge of Allegiance

A. Presentations-None

B. Public Comment

C. Business Meeting Minutes

1. **ACTION** to approve the May 14, 2025 Business Meeting Minutes.

D. Finance

1. **ACTION** to accept the May 2025 Treasurer's Report and Bank Transactions.

E. Subdivision / Land Development

1. 3D Metals – 1520 S. George Street – (Donald Graham) Land Development Plan

i) **Waivers:** Recommended for approval by Planning Commission on May 6, 2025.

ACTION to approve the following waivers for the 3D Metals Land Development Plan:

- a) Waiver for preliminary plan approval. (\$275-21, SALDO)
- b) Waiver for the requirement to connect to sanitary sewer accessible within 100 feet with a note on the plan to install within six months of notification by the Township. (275-34)
- c) Waiver for installation of curbs, gutters, and sidewalks with a note on the plan to install within six months of notification by the Township. (275-43)
- d) Waiver for dedication of additional ROW along PennDOT road (275-29A)
- e) Waiver for the requirement for a registered landscape architect's signature due to minimal planting requirements. (275-40.1.B(1))
- f) Waiver for street trees due to the preservation of existing mature trees (275-40.1.H)
- g) Waiver to permit riparian buffers to meet SALDO 274-50.1.L(2) – 50' from top of street embankment – in lieu of larger buffers as required.

ii) **Final Plan Approval with Conditions:**

ACTION: to approve the 3D Metals Final Land Development Plan with the following conditions:

- a) Approved DEP Planning Module should be submitted. (275-24D)
- b) An Operations and Maintenance Agreement to be provided for the holding tank.
- c) An owner's notarized signature is required. (275-24.C.(22))
- d) Security for proposed improvements (sewers, landscaping, stormwater, erosion control) must be posted before final plan approval. (275-24.D.5)
- e) Stormwater management approval is required prior to recording plans. (265)
- f) Clarification on the status of the HOP.
- g) A development agreement is required prior to recording plans.

2. Regents Glen Lot 86 – Red Oaks – Approval of Second Access

i) **ACTION** to update the approved Land Development Plan with the proposed Red Oaks second access.

ii) **ACTION** to add a condition to the approved Land Development Plan to have Solicitor review the access agreement with Regents Glen Golf Course for the newly proposed second access.

iii) **ACTION** to approve the following language to be added to the approved Land Development Plan: "The developer, successors, and assigns, agrees to diligently pursue acquisition of such adjoining properties to the northeast of Regents' Glen Red Oaks development, that are necessary to acquire a vehicular connection to Richland Ave. Upon acquisition of the necessary properties, the developer, as part of redevelopment of the properties, will, subject to approval

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from both Spring Garden Township and PennDOT, construct a private roadway connection from the Regents' Glen Red Oaks development to Richland Avenue. If the properties cannot be acquired by December 31, 2029, any obligation of the developer to construct such roadway connection will cease. Should any of the three properties be acquired by someone other than the developer prior to December 31, 2029, developer agrees to continue negotiations with the acquiring party to provide a roadway connection from Richland Avenue to the Regents' Glen Red Oaks development."

3. 501 Windsor - Pilgrims Car Care Security Reduction

- i) **ACTION** to reduce the security for 501 Windsor Street to \$7,909.09 based on the Engineer's recommendation.

F. Old Business

1. Comprehensive Plan – FYI

The Comprehensive Plan Advisory Board will meet with the York Township Planning Commission on June 23, 2025, at 6:00 pm at the York Township Building to discuss revisions to the draft Plan.

2. Mill Creek Trail and Greenway

i) Phase Two: Macadam Trail along Mill Creek

a) Resolution 2025-14 Greenways, Trails, and Recreation Program (GTRP) Grant Application Update

An update to Resolution 2025-09 due to a revision of the cost of the project from \$200,000 to \$251,000. The cost update is related to screening plantings and an extension to connect the Phase Two Trail to the Elmwood Park Trail.

ACTION to approve Resolution 2025-14 GTRP Grant application update with a 15% matching funds requirement.

3. Fire Station 892 on Indian Rock Dam Road

i) Request for Payment – MW Studios Invoice 24-156-06

ACTION to approve payment in the amount of \$11,180 to MW Studios using unbudgeted funds from the Building Improvement Fund.

ii) Request for Payments – GMS Invoice 6280

ACTION to approve payment in the amount \$4,500 to GMS using unbudgeted general funds.

4. York County Regional Police Department (YCRPD)

i) Request for Payment – YCRPD Invoice 2025-238 Jun-Jul-Aug of 2025

ACTION to approve payment in the amount of \$939,675 to York County Regional Police Department using unbudgeted general funds.

ii) Access Control System Update

Addition of a card reader to allow YCRPD to incorporate into the access control system.

ACTION to approve the Ronco Quote in the amount of \$2,727.24.

5. Chapter 300 Vehicles and Traffic Ordinance Update

Staff is drafting an updated Vehicles and Traffic Ordinance. Updates include making Ness Alley one way from Boundary Avenue to Wheatlyn Drive and no parking on the South side, removing parking restrictions from Sharon Drive, updating fines to \$25, and adding a(n) non-compliant/abandoned vehicle provision. It is proposed to restrict truck parking outside of Regents Glen.

6. Asset Disposal – 2008 Ford F-550 Dump Truck

The 2008 Ford F-550 dump truck listed on Municibid did not meet the reserve of \$18,000. Staff proposes relisting at a reserve of \$15,000.

ACTION to approve the sale of the 2008 Ford F-550 dump truck on Municibid to the highest bidder

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that meets the reserve amount of \$15,000 and to authorize the Public Works Superintendent to execute any and all sale documents.

7. Recreation Commission Appointees Needed

In need of a representative from Ward Two. Advise staff if the Board would prefer to make the Commission at large instead of by ward or begin appointing ward members without a representative from Ward Two.

ACTION to direct staff to work with Solicitor to draft and advertise an updated Recreation Commission Ordinance to make members at large.

G. New Business

1. Personnel – MOU with Public Works Teamsters Employees

ACTION to approve an MOU between Spring Garden Township and Public Works Teamsters employees regarding use of leave while on workman's compensation leave and make retroactively effective May 25, 2025.

2. Recreation Software Agreement – MyRec.com

The agreement was reviewed by the solicitor.

ACTION to approve the MyRec.com agreement and authorize the Township Manager to execute the agreement.

3. Public Works Network Hardware Install

The Public Works network hardware is obsolete and no longer supported. The recently removed network equipment from the police suite can be used to update the Public Works equipment.

ACTION to approve the agreement with Stanbaugh Ness to install network equipment in Public Works and authorize the manager to execute the agreement.

4. Signal Services Contact Renewal

There was no change in the preventative maintenance cost but an increase in hourly service rates.

ACTION to approve the Signal Service two year contract renewal.

5. Property Maintenance Nuisance Violations

Attempts to work with owners to bring properties into compliance have failed.

ACTION to direct staff to work with a private contractor and/or Public Works to remediate property maintenance violations at 70 N Yale Street, 1244 Midland Avenue, 760 Midland Avenue, and 647 N State Street and to direct staff to work with Solicitor to lien properties if costs are not covered by property owners.

H. Commissioner Constituent Representation

1. Commissioner Detwiler, Ward 1

2. Commissioner Rooney, Ward 2

3. Commissioner Gray, Ward 3

4. Commissioner Herrold, Ward 4

5. Commissioner Gwilt, Ward 5

I. Township Consultant, Contracted Services, Departments

1. Township Consultants

i) Solicitor

ii) Engineer

iii) Fire Department / York Area United Fire and Rescue

iv) Police Department / York County Regional Police Department

2. Township Administration

i) Manager

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ii) Zoning and Codes Enforcement

iii) Public Works

iv) Recreation

J. Public Comment

II. Adjourn

ACTION: to adjourn.

Township Consultants and Contracted Services

Engineer (David Davidson, P.E./C.S. Davidson, Inc.)
Solicitor (Attorney Jason Sabol/Saxton and Stump)
York Area United Fire & Rescue (Chief Daniel Hoff)
York County Regional Police Department
Finance (Krista Gardner/SEK, CFO)

Township Administration:

Township Administration/Manager (Luther C Wike Jr)
Zoning/Code Enforcement (Dawn Hansen, Zoning Ofc.)
Public Works (Craig Ruhl, Superintendent)
Recreation (Katie Sprich, Recreation Program Coordinator)

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