

Minutes of the Spring Garden Township Board of Commissioners Business Meeting
6:30 PM – June 11, 2025

Persons Present:

Daniel E. Rooney, President Commissioner (Remote) Anne Gray, Commissioner (Absent)
David Detwiler, Vice President Commissioner Thomas Gwilt, Commissioner
Andrew Herrold, Commissioner

I. Call to Order / Pledge of Allegiance

A. Presentations - None

B. Public Comment

1. Toni Lane of 652 Mulberry St expressed her disappointment and frustration with the 711 Olive St property. It was clarified that there is a land development plan to be presented in July that will address some of her concerns, and Commissioner Detwiler stated that the Township would continue to monitor the property maintenance concern about weeds/tall grass.

C. Business Meeting Minutes

1. **MOTION (Gwilt/Herrold)** to approve May 14, 2025, Business Meeting Minutes.

Discussion: None. Public Comment: None. 4/0 – Carries.

D. Finance

1. **MOTION (Herrold/Gwilt)** to accept the May 2025 Treasurer's Report and Bank Transactions.

Discussion: None. Public Comment: None. 4/0 – Carries

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.

MOTION (Rooney/Gwilt) 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.

Discussion: Commissioner Herrold asked Dave Davidson if he had any concerns with the waivers, and Dave Davidson stated that the waivers were needed based on the unique location/layout of the property. Public Comment: None. 4/0 – Carries.

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

MOTION (Herrold/Gwilt) 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.

Discussion: None. Public Comment: None. 4/0 – Carries.

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

- i) **MOTION (Herrold/Gwilt)** to update the approved Land Development Plan: 1) with the proposed Red Oaks second access. 2) to add a condition to the approved Land Development Plan to have Solicitor review and approve the access agreement with Regents' Glen Golf Course for the newly proposed second access. 3) 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 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." Discussion: Commissioner Herrold asked Dave Davidson for clarification about how items ii) and iii) fit together, and it was clarified that these access points are an acceptable solution for second and third access points for residents in the interim while the long-term option of access via S. Richland Ave is worked towards as a more direct/ideal access point. Public Comment: None. 4/0 – Carries.

3. 501 Windsor - Pilgrims Car Care Security Reduction

MOTION (Herrold/Gwilt) to reduce the security for 501 Windsor Street to \$7,909.09 based on the Engineer's recommendation. Discussion: None. Public Comment: None. 4/0 – Carries.

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**

MOTION (Herrold/Rooney) to approve Resolution 2025-14 GTRP Grant application update with a 15% matching funds requirement. Discussion: Rickey Dubbs of 545 S Ogontz St inquired about funding, and it was clarified that the Township has Recreation Funds available for the match, but Unbudgeted General Funds could also be used if needed. Public Comment: None. 4/0 – Carries.

3. Fire Station 892 on Indian Rock Dam Road

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

MOTION (Herrold/Gwilt) to approve payment in the amount of \$11,180 to MW Studios using unbudgeted funds from the Building Improvement Fund. Discussion: None. Public Comment: None. 4/0 – Carries.

ii) **Request for Payments – GMS Invoice 6280**

MOTION (Gwilt/Herrold) to approve payment in the amount \$4,500 to GMS using unbudgeted general funds. Discussion: None. Public Comment: None. 4/0 – Carries.

- 4. York County Regional Police Department (YCRPD)**
- i) **Request for Payment – YCRPD Invoice 2025-238 Jun-Jul-Aug of 2025**
MOTION (Gwilt/Herrold) to approve payment in the amount of \$939,675 to York County Regional Police Department using unbudgeted general funds. Discussion: None. Public Comment: None. 4/0 – Carries.
- ii) **Access Control System Update**
Addition of a card reader to allow YCRPD to incorporate into the access control system.
MOTION (Herrold/Gwilt) to approve the Ronco Quote in the amount of \$2,727.24.
Discussion: None. Public Comment: None. 4/0 – Carries.
- 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 at a reserve of \$15,000.
MOTION (Gwilt/Herrold) to approve the sale of the 2008 Ford F-550 dump truck on Municibid to the highest bidder that meets the reserve amount of \$15,000 and to authorize the Public Works Superintendent to execute all sale documents. Discussion: None. Public Comment: None. 4/0 – Carries.
- 7. Recreation Commission Appointees Needed**
In need of a representative from Ward Two. Amy Mitten of 653 Mulberry St made suggestions to get the word out to the public. It was decided not to make the Commission at large, and to continue advertising the need for a Ward 2 representative.
- G. New Business**
- 1. Personnel – MOU with Public Works Teamsters Employees**
MOTION (Gwilt/Herrold) 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. Discussion: None. Public Comment: Lynne Huddleston of 808 Clearmount asked for clarification on why this was needed. 4/0 – Carries.
- 2. Recreation Software Agreement – MyRec.com**
The agreement was reviewed by the solicitor.
MOTION (Herrold/Gwilt) to approve the MyRec.com agreement and authorize the Township Manager to execute the agreement. Discussion: None. Public Comment: None. 4/0 – Carries.
- 3. Public Works Network Hardware Install**
Network equipment from the police suite can be used to update the Public Works equipment.
MOTION (Herrold/Gwilt) to approve the agreement with Stanbaugh Ness to install network equipment in Public Works and authorize the manager to execute the agreement. Discussion: None. Public Comment: None. 4/0 – Carries.
- 4. Signal Services Contact Renewal**
There was no change in preventative maintenance cost but an increase in hourly service rates.
MOTION (Herrold/Gwilt) to approve the Signal Service two-year contract renewal. Discussion: None. Public Comment: None. 4/0 – Carries.
- 5. Property Maintenance Nuisance Violations**
Attempts to work with owners to bring properties into compliance have failed.
MOTION (Herrold/Gwilt) 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. Discussion: None. Public Comment: Ricky Dubbs of 545 S Ogontz St asked about the process to address violations 4/0 – Carries.

H. Commissioner Constituent Representation

- 1. Commissioner Detwiler, Ward 1** - None
- 2. Commissioner Rooney, Ward 2:** Thanked Vice Commissioner Detwiler for covering the meeting.
- 3. Commissioner Gray, Ward 3** – Not present
- 4. Commissioner Herrold, Ward 4** – Asked Chief Hoff if he had any data that would indicate that there has been an increase in motor vehicle accidents on Richland Ave/Country Club Rd. Also requested consideration to address trucks parking at Regents' Glen within the 300 Ordinance update at the next meeting due to safety concerns and complaints from residents.
- 5. Commissioner Gwilt, Ward 5** – Remarked about the street paving progress and traffic issues.

I. Township Consultant, Contracted Services, Departments

1. Township Consultants

- i) Solicitor** - None
- ii) Engineer** – Dave Davidson stated that Boundary Ave may have approval by the end of the month to be opened. There was discussion about a special meeting being scheduled to adopt the road once the inspections are completed.
- iii) Fire Department / York Area United Fire and Rescue** - None
- iv) Police Department / York County Regional Police Department** – Sergeant Zimmerman made note of the yard signs available in the lobby for residents to show support for YCRPD.

2. Township Administration

- i) Manager** - None
- ii) Zoning and Codes Enforcement** - None
- iii) Public Works** - None
- iv) Recreation** – Katie gave an update on the first two Community Connect events.

J. Public Comment

- 1.** Amy Mitten of 653 Mulberry St thanked Katie for including Windsor Park in the early dates for the Community Connect events. She also inquired if there was an Ordinance that prohibited brake retarders on Hudson St and requested consideration to add to traffic Ordinances. Ms. Mitten asked about possible use of speed bumps.
- 2.** Rickey Dubbs of 545 S Ogontz St had additional follow up on property maintenance complaints. Solicitor indicated the Township is following the processes to gain compliance.
- 3.** Melissa Stuart of 1161 Hollywood Ter thanked Public Works for putting stop bars at an intersection. She also inquired about the sight triangle at Hollywood/Grandview/Hill St.

II. Adjourn

Motion (Herrold/Gwilt): to adjourn. **Adjourned at 8:01 p.m.**

Respectfully submitted,

Luther C Wike Jr.
Township Secretary
EA