

Minutes of the Spring Garden Township Board of Commissioners Business Meeting
6:30 PM – January 14, 2026

Persons Present:

Johnathan Pinkerton, Commissioner
David Detwiler, President Commissioner
Andrew Herrold, Vice President Commissioner

Anne Gray, Commissioner
Thomas Gwilt, Commissioner

I. Call to Order / Pledge of Allegiance

A. Presentations - None

B. Public Comment

Roberta Boffo of 1080 Grandview Rd commented about the phases of the Mt Rose Property and public involvement.

C. Meeting Minutes Approval

MOTION (Herrold/Gray) to approve the Business Meeting Minutes of December 10, 2025.

Discussion: None. Public Comment: None. 5/0. Carries.

D. Finance

- 1. MOTION (Herrold/Gwilt)** to accept the December 2025 Treasurer's Report and Bank Transactions. Discussion: None. Public Comment: Lynne Huddleston of 808 Clearmount Rd indicated that the public is unable to comment on reports it has not seen and asked if it was possible to see them prior to the meetings. Commissioner Herrold clarified that they are not part of the record until they are accepted, and a request can be submitted to view them. Roberta Boffo of 1080 Grandview inquired if there was a process for amendment or appeal and it was clarified that comments about the previous month's report could be stated at the next meeting. 5/0. Carries.

E. Subdivision / Land Development

1. Regents Glen Brookside Thistle – Minor Subdivision Plan

Minor subdivision of two lots with no planned land development.

MOTION (Herrold/Anne) to approve the Brookside Thistle Minor Subdivision Plan with the following waivers and conditions:

- i)** waiver for preliminary plan approval (§275-21, SALDO)
- ii)** waiver for plan size requirement (§275-21.A, SALDO)
- iii)** waiver for stormwater approval (§ 265 SWM)
- iv)** waiver for DEP approval (§275-24D(4), SALDO)
- v)** waiver for E & S approval (§275-24D(4), SALDO)
- vi)** Engineer's stamp and signature required (§275-24D(5), SALDO)
- vii)** owner's notarized signature required (§275-24.C(22), SALDO)
- viii)** discrepancies with parcel numbers corrected with York County
- ix)** easement for golf cart path for Lot 1 required.

Discussion: The Zoning Officer clarified at the request of The Commissioners that items vii and ix are in process and the other conditions have already been met. Commissioner Pinkerton and Commissioner Gray discussed the merits of the waiver requests and confirmed there was no plan to change the position of the holes. Public Comment: Ricky Dubbs of 545 S Ogontz St asked if there were recreation funds and it was clarified that there is not. None. 5/0. Carries.

2. Red Oaks at Regents Glen – 45-Day Time Extension

MOTION (Gray/Pinkerton) to approve a 45-day time extension waiver to February 10, 2026, to record the Red Oaks at Regents Glen Final Land Development Plan. Discussion: None. Public Comment: None. 5/0. Carries.

3. Stormwater Operations and Maintenance Agreement - 469 Shady Dell Road

MOTION (Gray/Herrold) to approve the Stormwater Operations and Maintenance Agreement for a new home at 469 Shady Dell Road for Paul Kilker, and to authorize the Township Manager to execute the Agreement. Discussion: None. Public Comment: None. 5/0. Carries.

F. Old Business

1. Mill Creek Trail and Greenway

MOTION (Herrold/Gwilt) to direct the Engineer to design and update the cost study of Phase II of the Mill Creek Trail and Greenway Project using budgeted Developer Recreation Funds. Discussion: None. Public Comment: Roberta Boffo of 1080 Grandview Rd inquired about materials used. Ricky Dubbs of 545 S Ogontz St asked about grant funds and funding the project. 5/0. Carries.

2. Fire Station 892 on Indian Rock Dam Road

i) Station Design and Cost

RACP award announcements are expected by March 2026.

ii) Fire Station 892 Replacement Committee - Member Replacement

Former Commissioner Rooney was a member of the Committee.

MOTION (Herrold/Gray) to table and appoint of a Commissioner to the Fire Station Replacement Committee. Discussion: Commissioner Gray inquired about recreation use on a section of the property. Public Comment: Ricky Dubbs of 545 S Ogontz St inquired about the ownership of the fire station and it was clarified by Chief Hoff that YAUFR does not own the real estate, rather the municipalities own the stations. Melissa Stuart of 1161 Hollywood Terrace asked about the makeup of the Committee. 5/0. Carries.

3. Virginia Avenue Stormwater and Sanitary Sewer Project

MOTION (Gwilt/Gray) to authorize the engineer to advertise for Virginia Avenue Stormwater and Sanitary Sewer Project bids. Discussion: None. Public Comment: None. 5/0. Carries.

G. New Business

1. Liquid Fuels 2026 Streets Project and Materials Contract

MOTION (Herrold/Gray) to authorize the Engineer to advertise the Liquid Fuels 2026 Streets Project and Materials Contract for bids. Discussion: None. Public Comment: None. 5/0. Carries.

2. Finance

i) Resolution 2026-09 Orrstown Bank Account Signatories Update

MOTION (Herrold/Gray) to approve Resolution 2026-09 Orrstown Bank Account Signatories. Discussion: None. Public Comment: None. 5/0. Carries.

ii) General Capital Project Fund Transfer

MOTION (Gray/Herrold) to approve the transfer of \$150,000 from General Fund to General Capital Project Fund per the 2026 Budget. Discussion: None. Public Comment: None. 5/0. Carries.

3. Zoning Ordinance Rewrite

DIRECT staff to work with Engineer and Solicitor to begin the zoning ordinance rewrite process. Roberta Boffo of 1080 Grandview Rd requested to be included in the process. Commissioner Gray indicated there would be opportunities for public participation. Commissioner Pinkerton supported public input during the process and to include York County Planning Commission.

4. Zoning Hearing Board Live Stream

DIRECT staff to get a cost estimate. Commissioner Gray indicated that there is resident interest. Commissioner Herrold indicated it should be streaming only and public comment and viewing of exhibits would not be available through streaming.

5. Parks Capital Improvement Plan

Staff is seeking approval to work with the Engineer to assess the condition and design of Township parks, and to create a Parks Capital Improvement Plan for future parks projects.

MOTION (Gray/Herrold) to direct staff to work with the Engineer to create a Parks Capital Improvement Plan. Discussion: Plan and parks conditions discussed. Public Comment: Roberta Boffo of 1080 Grandview Rd asked and purpose and what would be included. Ricky Dubbs of 545 S Ogontz St expressed financial concerns. 5/0. Carries.

H. Commissioner Constituent Representation

1. Commissioner Detwiler, Ward 1

2. Commissioner Pinkerton, Ward 2 – Thanked everyone for the warm welcome to the Board and Daniel Rooney for taking time to speak with him about the position.

3. Commissioner Gray, Ward 3 – Inquired about the Tri Hill Project and timing of the Project. She also noted that serving as a Precinct Committee Person is an opportunity for the public to participate and that the signature period is 02/17/2026 to 03/10/2026.

4. Commissioner Herrold, Ward 4 - None

5. Commissioner Gwilt, Ward 5 – Expressed concern over a letter received before the meeting.

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** -Commissioner Gray inquired about York College ceasing cost sharing for parking enforcement services.

ii) **Zoning and Codes Enforcement**

iii) **Public Works**

iv) **Recreation** – Commissioner Gray noted that there will be four newsletters this year.

J. Public Comment

Albert Miller of 300 Old Orchard Lane Thanked the police department for their assistance and handling with his son running a stop sign on Christmas Eve.

Roberta Boffo of 1080 Grandview Rd inquired about master site plan grant funding.

II. Adjourn

MOTION (Gwilt/Herrold): to adjourn at 7:45pm.

Respectfully submitted,

Luther C Wike Jr.
Township Secretary
EA

Township Consultants and Contracted Services:
Engineer (David Davidson, P.E./C.S. Davidson, Inc.)
Solicitor (Attorney Beth Kern/CGA Law Firm)
York Area United Fire & Rescue (Chief Daniel Hoff)
York County Regional Police (Lt. Adam Zimmerman)
Finance (Krista Gardner/SEK, CFO)

Township Administration:
Township Manager (Luther C Wike Jr)
Zoning/Codes (Dawn Hansen, Asst. Mgr., Zoning Ofc.)
Public Works (Craig Ruhl, Superintendent)
Recreation (Katie Sprich, Recreation Director)