

SPRING GARDEN TOWNSHIP

340 TRI HILL ROAD
YORK, PA 17403-5709



PHONE NUMBER 717.848.2858
www.springgardentwp.org

SPRING GARDEN TOWNSHIP BOARD OF COMMISSIONERS BUSINESS MEETING PUBLIC AGENDA OCTOBER 14, 2026 – 6:30 PM

I. Call to Order / Pledge of Allegiance

[This meeting is being live streamed to provide online access and recorded for drafting minutes.](#)

A. Presentations

B. Public Comment

C. Meeting Minutes Approval

ACTION to approve the Workshop Minutes and the Business Meeting Minutes of September 9, 2026.

D. Finance

1. **ACTION** to accept the September 2026 Treasurer's Report and Bank Transactions.

E. Subdivision / Land Development

1. 177 Harrison St, 177 Harrison Street, LLC – Final Land Development Plan

[A proposal to construct a 9,275 square foot, 120-unit self-storage facility and associated site improvements which will replace the existing use of the property as a used car lot.](#)

ACTION to approve the final land development plan for 177 Harrison St with the following waivers and conditions:

i) A waiver for preliminary plan approval (§275-21, SALDO)

ii) A waiver for stormwater management (§276 Stormwater Management)

iii) Provide a lighting plan with photometrics for approval by the Township Engineer. (§310-19, Zoning)

iv) Provide a dumpster location approved by the Township Zoning Officer and Engineer. (§275-40.1.D.(5), SALDO)

v) Engineer's seal and signature are required (§275-24.D(5), SALDO)

vi) Owner's notarized signature is required (§275-24.C(22), SALDO)

vii) Security for proposed improvements (sewers, landscaping, stormwater, streets, lighting, erosion control) must be posted before final plan approval (§275-24.D.5, SALDO)

viii) Execute a Development Agreement, prepared by the Township's solicitor, shall be executed, and recorded by the Township prior to the release of the Plan for recording.

F. Old Business

1. Fire Station 892 on Indian Rock Dam Road

i) Request for Payment – MW Studios Invoice 24-156-15

ACTION to approve a \$22,198.75 payment to MW Studios using unbudgeted funds from the Building Improvement Fund.

2. Liquid Fuels – 2026 Tri Hill Paving Project – Application for Payment, AFP # 01 (Final)

ACTION to approve AFP # 01 in the amount of \$123,203.10 to Kinsley Construction from Liquid Fuels for the 2026 Tri Hill Paving Project.

3. Virginia Avenue Stormwater and Sanitary Sewers Project

i) Change Order, CO # 01, 02, 03, 04, 05

[Change orders 01, 02, 03, and 04 address site complications and supplies to fortify the new](#)

SPRING GARDEN TOWNSHIP

340 TRI HILL ROAD
YORK, PA 17403-5709



PHONE NUMBER 717.848.2858
www.springgardentwp.org

sanitary sewer line due to an underground streambed and is proposed to be \$48,270.66.
Change order 05 is a time extension to 10/31/2026.

ACTION to approve Change Orders # 01, 02, 03, and 04.

ACTION to table/deny/approve Change Order # 05 time extension.

ii) Application for Payment, AFP # 02

Up to 66% of eligible costs through 09/30/2026 to be covered by the ARPA H2O Grant.

ACTION to approve AFP # 02 in the amount of \$439,213.08 to Rogele, LLC.

4. Brookway Drive Stormwater Sewer Lining Project – Victory Trenchless LLC

i) Change Order, CO # 01

An adjustment in supplies totaling an additional \$1,375.

ACTION to approve Change Order # 01.

ii) Application for Payment, AFP # 01

The project was awarded a PA Small Water and Sewer Grant and 85% of eligible costs will be reimbursed through grant funds.

ACTION to approve payment in the amount of \$298,509.40 from General Fund to Victory Trenchless LLC for Brookway Drive Stormwater Sewer Lining Project.

5. PA American Water and Aqua Merger – Cost Share of Legal Expenses

ACTION to approve \$530.31 in sewer funds to West Manchester Township for the Township's portion of Obermayer Law Firm legal fees.

6. Ordinance 2026-03 Chapter 145- Fire Prevention Reporting Amendment

Ordinance Amendment to require report submission by contractor following fire code related inspections.

ACTION to approve Ordinance 2026-03 Chapter 145 Fire Prevention Reporting Amendment. (roll call vote)

7. Ordinance 2026-04 Chapter 300 – Vehicles and Traffic Ordinance Amendment

Amendment includes establishing speed limits on certain streets, creates a no parking zone on Greendale, and establishes a handicapped parking space on E Maple Street.

ACTION to approve Ordinance 2026-04 Chapter 300 – Vehicles and Traffic Ordinance Amendment. (roll call vote)

8. Victory Fire Snow Emergency Vehicle

The Township will be fully reimbursed by a Township sponsored 2025 LSA Cat. 4 Grant and by Victory Fire Company.

ACTION to approve payment in the amount of \$57,568.00 to Hondru Ford for the purchase of an F-250 snow emergency vehicle on behalf of Victory Fire Company No. 2 and to authorize the Township Manager and Superintendent to execute all necessary purchase and registration documents.

G. New Business

1. Personnel

i) Public Works Highway Crewperson New Hire – Derek Snyder

ACTION to approve hiring Derek Snyder as a Public Works Crewperson effective October 19, 2026 at a starting hourly rate of \$23.83 per the Collective Bargaining Agreement following acceptable pre-employment screenings.

SPRING GARDEN TOWNSHIP

340 TRI HILL ROAD
YORK, PA 17403-5709



PHONE NUMBER 717.848.2858
www.springgardentwp.org

2. Resolution 2026-17 YAUFR 2027 Annual Budget

The York Area United Fire and Rescue 2027 Budget increased 6.9% and includes a \$54,300 capital contribution.

ACTION to approve Resolution 2026-17 YAUFR 2027 Annual Budget.

3. YAUFR Apparatus Hose Purchase

The hose is part of the 2027 apparatus purchase, but it was delivered ahead of schedule.

ACTION to approve YAUFR hose purchase in the amount of \$4,472.00 from Capital Fund.

4. Tax Bills for Spring Garden Municipal Properties

York County assessed property taxes for three (3) Township properties in the amount of \$11,484.21. The 2% discount rate is \$11,254.52.

ACTION to approve payment of the real estate taxes for the three Township properties unless they are classed as exempt through efforts by the solicitor.

5. Commissioner Benefits

ACTION to direct staff to work with Solicitor to draft and update benefit-related documents to permit Commissioners to elect individual health, dental, and vision insurance at the same premium share rate as administrative staff; to receive the individual HSA benefit as administrative staff, and to authorize the Township Manager to execute all associated plan documents for an effective date of 01/01/2027.

6. Excess Building Permit Revenue Windfall Allocation – Fire Station 892

The Township received \$973,910 in building permit fees for the York Suburban School District Project at 1800 Hollywood Drive. As an unbudgeted windfall, staff recommends allocating the funds to planned capital purchases and the construction of the new fire station.

ACTION to transfer \$224,000 to Capital Fund for planned capital purchases and \$750,000 to Building Improvement Fund and allocate the funds to be used for the construction of the new Fire Station 892 on Indian Rock Dam Road.

H. Commissioner Constituent Representation

1. Commissioner Detwiler, Ward 1
2. Commissioner Pinkerton, 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
- ii) Zoning and Codes Enforcement
- iii) Public Works
- iv) Recreation

SPRING GARDEN TOWNSHIP

340 TRI HILL ROAD
YORK, PA 17403-5709



PHONE NUMBER 717.848.2858
www.springgardentwp.org

J. Public Comment

II. Adjourn

ACTION: to adjourn.

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 Director (Katie Sprich)

Anyone wishing to speak during the designated public comment periods regarding items not on the agenda or about an agenda item at the time designated by the President Commissioner should use the podium. 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. Public meetings may be live streamed on YouTube.com as a convenience to the public, but availability is not guaranteed.

It is the policy of Spring Garden Township to ensure services are meaningfully accessible to qualified individuals with disabilities in accordance with the Americans with Disabilities Act. Upon request, auxiliary aids and accommodations are available to individuals with disabilities. Persons seeking accommodation to participate in or attend this public meeting, must contact the Township Manager at (717)848-2858 or by email at general@sgtwp.org. To ensure there is sufficient time to arrange for the requested accommodation, please submit your request at least 72 hours in advance of the scheduled meeting date.