

WARRINGTON TOWNSHIP
Minutes of a Regular Meeting of the Board of Supervisors
Held, pursuant to due notice, in the Municipal Building
3345 Rosstown Road, Wellsville, PA 17365
Wednesday, February 19, 2020, 7:00 PM

Presiding: Supervisor John Dockery, Chairman
Supervisor George DeFrain
Supervisor Zachary Fickes
Supervisor Thomas Hawkins
Supervisor Jason Weaver

Staff Present: Terry Myers, P.E., Township Engineer
Michael Gasswint, Zoning and Codes Enforcement Officer
Rebecca Knaub-Bradshaw, Township Manager and Secretary-Treasurer

The meeting was opened with the Pledge to the Flag.

Minutes. Motion was made by Supervisor Weaver and seconded by Supervisor Fickes to approve the minutes of the February 5, 2020 meeting. Motion carried.

EMERGENCY SERVICES REPORTS

Geisinger Emergency Medical Services. The preliminary estimate of total dispatches in Warrington Township during the month of January 2020 was 21. Of those, 16 were handled by the Northern York Division of Geisinger EMS. The others were handled by other agencies or other divisions of Geisinger EMS.

PUBLIC RECOGNITION

None

SUBDIVISION/LAND DEVELOPMENT PLANS/PLANNING MODULES

Harry Fox, Stone Jug Road. Mr. Fox is requesting that the Board extend the action period for his subdivision until May 20, 2020. Motion was made by Supervisor DeFrain and seconded by Supervisor Hawkins to grant an extension of time until May 20, 2020. Motion carried unanimously.

Miller Roofing, 3265 Rosstown Road. The plan proposes to consolidate Lots 1 and 2 into a single commercial lot. Lot 2 (0.35 acres gross) shall be added on to lands currently owned by Joshua Miller's Lot 1 (1.76 acres gross). Both lots are currently zoned Village Commercial and the proposed use is Roofing Contractor. The existing Lot 2 has an access drive to Rosstown Road. Engineer comments are as follows:

Subdivision and Land Development Ordinance:

1. The applicant shall include the certification with signature, seal, and date of the professional surveyor. (§ 403.b.22).

2. A notarized statement to the effect that the applicant is or represents the owner of the land proposed to be subdivided and the land to be subdivided shown on the Final Plan is made with their free consent and it is desired to record the same (§ 403.b.27).
3. The applicant shall complete the non-building waiver for the proposed subdivision and land development. (§ 403.e.4).
4. Stormwater Management (SWM) plan approval shall be obtained from the Township Engineer. We have reviewed the proposed SWM plan and find it to be adequate (§ 403.e.10). The owner certification on the SWM plan shall be signed and notarized.
5. In addition to such filing fees, the developer shall pay the cost of:
 - Reviewing the land development plan and engineering details.
 - Inspecting the site for conformance to survey.
 - Inspection of required improvements during installation.
 - Final inspection for completion of installation of required improvements.
 - Legal services necessary for the processing of the land development plan.

Motion was made by Supervisor Hawkins and seconded by Supervisor DeFrain to conditionally approve the subdivision pending Engineer comments are addressed. Motion carried unanimously.

Resolution 2020-02 Joel P Cook, 1100 Mt Zion Road. The plan proposes to subdivide existing Lot 1 into two residential lots. Lot 1 (30.45 acres) shall be subdivided to create Lot 2 (19.21 acres) and Residual Lot 1 (10.48 acres). The lots are currently zoned Rural Agricultural and the proposed use of the lots is residential. Existing Lot 1 currently has driveway access to Mt Zion Road and proposed Lot 2 is intended to have driveway access to the same road.

Mr. Cook has submitted a PA DEP Component 2 Sewage Facilities Planning Module for approval by the Township. Motion was made by Supervisor DeFrain and seconded by Supervisor Hawkins to approve Resolution 2020-02 to adopt and submit to DEP for its approval as a revision to the Official Sewage Facilities Plan of Warrington Township, the Joel Cook Planning Module. Motion carried unanimously. The Planning Module will be completed and sent to DEP after the Township receives the Component 4B from York County Planning Commission.

265 Big Rock Drive – Dale and Connie Newcomer. The applicant is CB Construction Services, Carl Barker, 725 US Route 15 North, Dillsburg. Chris Hoover, Engineer represented Mr. Barker. The property is 38 acres located in the Conservation and Village Commercial Zones. CB Construction Services is proposing to subdivide the property into 9 lots creating 6 dwelling units. Two of the lots will be used for the construction business. The Township Planning Commission reviewed the plan as a sketch plan. Soil testing has not yet been done as well as other requirements in the Subdivision Ordinance. Mr. Hoover is asking the Board of Supervisors for a waiver regarding road improvements or fees in-lieu of. The Supervisors said that road widening should not be necessary to add six units but they would like to see an estimate of trip counts prior to issuing a waiver.

BUSINESS AND STAFF REPORTS

Memory Lane Bridge. The Township Engineer submitted a task list for the bridge project to estimate the dates of progression for the project. He anticipates the bid opening to be on Friday, April 10, 2020 and it will be in the office of C. S. Davidson Engineering. Motion was made by Supervisor Weaver and seconded by Supervisor DeFrain to proceed with the project by advertising for a bid opening on April 10, 2020. Motion carried unanimously.

DCNR Grant. During the February 5, 2020 meeting, the Board approved making application to DCNR for a DCNR Recreation Grant to be used in the Municipal Park. The Grant application is due April 22, 2020. A requirement of the application is to hold a public meeting for input. The Board said the public meeting will be held during the 2nd Board meeting in March. That date is March 18, 2020. Residents and park users should be encouraged to attend and to send letters and emails to help support the grant application. Some of the ideas for improvements are: a second pavilion, rehab the existing playground, add a shade structure to the playground, site amenities including benches, picnic tables, water fountain with pet bowl, landscaping and seeding. Ideas from residents will be welcomed during the public hearing.

2020 Road Maintenance. The Engineer said a time should be scheduled to discuss 2020 road maintenance. The Board suggested that he take the Road Foreman with him to make a list of projects.

Construction and Materials Specifications. The Subdivision and Land Development Ordinance refers developers to a separate document to obtain direction and standards for installation of various materials for the development project. The Engineer submitted a draft copy for the Board to review.

Traffic Signal Study. A company called Larson Design Group was hired by the Supervisors to study the traffic signal at the intersection of Rt 177 and Rt 74 due to complaints received. After gathering information and performing the study, improvements were suggested. Installation of a dedicated left turn lanes on Old York Road and northbound Rt 74, reflective strips on all signal backplates, re-fresh worn pavement markings, replace "Signal Ahead" signs, adjust signal timings. Some items will need Penn DOT permit approval. A conceptual cost estimate for these improvements is a minimum of \$13,500. The study concluded that after these improvements are implemented, a full upgrade of the intersection should be considered. Application for a "Green Light Go" grant should be made in mid to late 2020. The typical cost to design, bid, construct a new signal system is \$325,000 to \$350,000 with a Township match of 20%. The Board will review the information submitted to them.

Road Crew equipment. The Road Foreman presented two quotes for the Board to review. The first is for a 3CX-15 4WD backhoe in the amount of \$99,970.00 with options to add a Wain Roy Swinger Coupler and 36" Wain Roy Ditching Bucket for an additional \$5,000.00 bringing the quote to \$104,970.00.

The second quote is for Bengal Series Tiger mower and 2020 Massey Ferguson 4x4 tractor for \$149,909.84. Both quotes are from Stephenson Equipment. Supervisor Hawkins suggested that

the Board pursue the purchase of the backhoe. He suggested that the purchase is made by using the option of a 5-year lease with terms of five payments of \$21,829.17 at an interest rate of 4.5%. The Board took no action.

Garage Roof. Unofficial quotes were received in 2019 to replace the roof to the storage garage. The quotes received were greater than the threshold for bidding by the Township Code. Motion was made by Supervisor Dockery and seconded by Supervisor Weaver to place a formal bid to replace the garage roof, spouting and snow shoes. Motion carried unanimously.

Leaders Heights Nursery The mowing contractor returned a quote for roadside mowing with the same price as 2019. They are a mowing contractor for Penn DOT and various other townships in York, Cumberland, Franklin and Lancaster Counties. They are proposing two cuts at \$62.00 per centerline. The Board approved the quote to allow them to mow again this year.

ACCOUNTS PAYABLE

Motion was made by Supervisor Hawkins and seconded by Supervisor Fickes to approve General Fund accounts payable in the amount of \$30,399.36. Motion carried unanimously.

ADJOURNMENT

Motion was made by Supervisor Hawkins and seconded by Supervisor DeFrain to adjourn the meeting. Motion carried.

The meeting was adjourned at 9:00 PM.

Township Secretary