

LOWER WINDSOR TOWNSHIP
BOARD OF SUPERVISORS
REGULAR MEETING
FEBRUARY 10, 2022
6:30 PM

The Lower Windsor Township Board of Supervisors held their Regular meeting at the Township Community Building at 2425 Craley Road, Wrightsville PA. The meeting was called to order by Chairman Donald Schock at 6:30 p.m. with a pledge to the flag. Also present at the meeting were Supervisors George Yakubowski and Phil Rohrbaugh; Township Manager Sande Cunningham; Solicitor Andrew Herrold; Engineer John Klindedinst; Zoning Officer Monica Love; and Chief Dave Arnold. Absent: Secretary-Treasurer Linda Zimmerman
Patrons in attendance: 34

Chairman Schock announced executive sessions were held on January 17th, 21st, and February 10th regarding personnel issues.

Chairman Schock read a disclosure pursuant to the public official and employee ethics act regarding that he will abstain from voting on any matter involving the development known as River Ridge Hills and any matter involving GHR-II, LLC. Chairman Schock disclosed he has a conflict of interest with respect to the development known as River Ridge Hills and the developer GHR-II, LLC, in which he signed an agreement to sell Transferable Development Rights to GHR-II, LLC.

A moment of silence was held for Dave Boyd.

PUBLIC COMMENT:

1. WADE LEHMAN: Questioned if anyone knew for sure if the landfill is still planning to expand. The Board responded no one has contacted the Township.
2. TERRY XXXXXX: Questioned if there is any more willingness to sit down with the landfill. What do we need to do to get you to talk with the Landfill? If more than 50% of residents in this township want this, we may talk.
3. SHELBY ILGENFRITZ: Republic propaganda is spreading lies and fears in the Township. They are not to be trusted.
4. THETA GRIMAUD: Noted that they never received a survey. The Township is missing out on some of the residents' responses. There has been a lot of propaganda out there and asked to have more communication with residents. Chairman Schock responded we have a website, newsletters, bulletin board and monthly advertised meetings.
5. BECKY PFEIFFER: The resident group does not have enough money to fight the propaganda. Noted that the township newsletter is online.
6. MARK REAM – East Prospect Road: Commented on the Landfill expansion and supports the townships decision.
7. RICK SITLER: Commented on the latest communication from Supervisors, and his conversation with Mr. Rohrbaugh. Mr. Rohrbaugh does not recall the conversation, but he assured all that he is here to represent the people of Lower Windsor Township and his personal views are secondary. Mr. Rohrbaugh noted that he will have an article in the newsletter regarding taxes so everyone will better understand the tax relationship to the 30 mils of taxes that you pay.

8. SUSAN SMITH - Old Commons Road: Commented she's not sure what part of Township is involved in the expansion. She heard that taxes could possibly triple. Chairman Schock explained the breakdown of the tax dollars the residents pay. Noted that the school district has the higher taxes and asked how many have been to a school board meeting.
9. WADE LEHMAN: It's been mentioned each meeting to go to the school board about taxes, but they have nothing to say about the landfill. Noted that the Township would have to raise taxes by 200-300% to make up the \$900,000 tipping fees. For me that would be \$500 more a year, which would be a burden.
10. RICK SITLER: Inquired about a drawing showing the expansion.
11. COLEEN MUMMERT: Commented about the landfill expansion. They are only here to make money and they don't care about the residents.

APPROVAL OF MINUTES – JANUARY 3, 2022: Motion by Supervisor Yakubowski, seconded by Supervisor Rohrbaugh to approve the January minutes as presented, motion carried.

REPORTS:

1. POLICE: Chief Arnold submitted his report:
 - a. Summarized the Year End 2021 report.
 - b. Logos – This is a nonprofit organization that will fundraise on behalf of police departments in York County to help fund police training. Atty. Herrold reviewed and commented on the agreement. We will need a motion to amend the agenda to take action on the Logos agreement. Motion by Supervisor Yakubowski, seconded by Supervisor Rohrbaugh to amend the agenda to act on the Logos agreement, motion carried. Motion by Supervisor Rohrbaugh, seconded by Supervisor Yakubowski to approve the Logos agreement, motion carried.
2. MANAGER:
 - a. Ms. Cunningham provided a map of the detour for the Meisenhelder Rd and Cabin Creek Rd bridge. The Board agreed with the suggested detour.
 - b. Newsletter: Noted if you have not received a newsletter because you do not have access to a computer, please call Michelle at the office and she will put you on the mailing list.
3. SOLICITOR: Atty. Herrold submitted his report.
4. ENGINEER: Mr. Klinedinst submitted his report.
 - a. Provided a Stormwater Ordinance update to staff for review.
 - b. Schedule 2022 Road Maintenance Program inspection.
5. HIGHWAY: Mr. Miller submitted report.
6. BUILDING MAINTENANCE: Mr. Taylor submitted his report.
 - a. Heat issue in the PD training room-squad room. Waiting on quotes to repair and/or replace.
 - b. Gym is open and being used by Recreation Authority.
7. EMERGENCY SERVICES: Reports were received by EMA, East Prospect Fire Co., Craley Fire Co., Yorkana Fire Co., and CVAC.
 - a. Chris Eaton - Emergency Operations Plan Review: Mr. Eaton reviewed the Emergency Operations Plan with the Board. Motion by Supervisor Rohrbaugh, seconded by Supervisor Yakubowski to approve the Emergency Operations Plan, motion carried.
8. RECREATION AUTHORITY: Ms. Cirilo submitted her report for review.
 - a. Mr. Rohrbaugh attended the authority meeting. He also spoke regarding the non-attendance of other participants at the meeting.

ZONING

1. PLAN 610-20SLD, RIVER RIDGE HILLS – RESIDENTIAL DISTRICT:

- a. Atty. Herrold remarked that eleven landowners are selling development rights to GRH-2, LLC for the River Ridge Hills development. Atty. Thomas is here representing GRH-II, LLC in the process. Atty. Herrold read the landowner names who are selling their development rights to GRH-II, LLC. Motion by Supervisor Rohrbaugh, seconded by Supervisor Yakubowski to approve the agreements to sell/transfer development rights, motion carried. Chairman Schock abstained.
- b. Final Plan – Phase I & II: The plan was formerly known as the Todd Tract. Phase I consists of 45 single family dwellings. Phase II consist of 1 single family dwelling and 57 townhouse units. There are waivers requests and conditions to be met before plan approval.
 - i. Waiver of Sec. 410-30.b (506.b uncodified) Planning Commission recommended denial at their 9/23/21 meeting. Proposed design provides a maximum grade 7.5% for 50’.
 - ii. Waiver of Sec. 410-42 (603 uncodified) Planning Commission recommended denial at their 8/26/21 meeting. This project previously received a variance from the Zoning Hearing Board to permit sidewalks only along one side of the proposed streets. The variance did not specifically address the provisions of sidewalks along Knights View Road. This waiver requests that no sidewalk be required along Knights View Road.

Motion by Supervisor Rohrbaugh, seconded by Supervisor Yakubowski to approve the waiver of Sec. 410-30.b – Intersection grades, motion carried. Chairman Schock abstained.

After a lengthy discussion, motion by Supervisor Yakubowski, seconded by Supervisor Rohrbaugh to approve a partial waiver of Sec. 410-42 for the sidewalk requirement with an understanding agreement with the developer that the sidewalk must run from the intersection of Windemere Road west to the intersection of Haugh Road, motion carried. Chairman Schock abstained.

Motion by Supervisor Rohrbaugh, seconded by Supervisor Yakubowski, to approve the final plan upon addressing the listed conditions, motion carried. Chairman Schock abstained.

2. WELL ISOLATION WAIVER – 44 GABLE HILL ROAD: Robert and Brenda Boyd are requesting a well isolation distance waiver due to the size and layout of the lot. There is insufficient lot area to meet the requirements of separation distance. Motion by Supervisor Rohrbaugh, seconded by Supervisor Yakubowski to grant the well isolation distance waiver, motion carried.

OLD BUSINESS:

1. POLICE DEPARTMENT – GUN POLICY FOR RETIREES: Chief Arnold provided a copy of the gun policy for retirees to the Board for review. Solicitor Herrold has reviewed the policy. Motion by Supervisor Yakubowski, seconded by Supervisor Rohrbaugh to approve the gun policy for retirees, motion carried.
2. CINDER BIN DISCUSSION: Mr. Miller was here to discuss the options for repairing the cinder bin. Mr. Miller is asking for authorization to move forward with acquiring bids. Motion by Supervisor Yakubowski, seconded by Supervisor Rohrbaugh to authorize the bidding process, motion carried. Mr. Miller asked about the backhoe. Ms. Cunningham said it depends on the cost of the cinder bin. Or we can use the ARPA fund money because of the change to the use requirements.

NEW BUSINESS:

1. RESOLUTION 2022-07 – EXONERATE TAX COLLECTOR: This is to exonerate the tax collector from collection of unpaid tax bills for 2020 and 2021 tax years which would allow the Township to turn over the outstanding accounts to an agency for collection. Motion by Supervisor Rohrbaugh, seconded by

Supervisor Yakubowski to approve the resolution to exonerate the tax collector from collection of the unpaid taxes for 2020 and 2021, motion carried.

2. POLICE DEPARTMENT – NEW HIRE: No action, was tabled till next month.
3. RECREATION AUTHORITY MEMBER – APPOINTMENT: Motion by Supervisor Yakubowski, seconded by Supervisor Rohrbaugh to appoint Mr. Rohrbaugh as the recreation authority member, motion carried.
4. PLANNING COMMISSION – APPOINTMENT: Motion by Supervisor Yakubowski, seconded by Supervisor Rohrbaugh to appoint Hank Smeltzer to the Planning Commission, motion carried.
5. POLICE GARAGE ROOF – SNOW GUARDS: Mr. Taylor received 2 quotes for the replacement of several snow guards for the police garage roof. Ream Roofing - \$3,850 and Bosserman Home Improvements - \$2,000. Motion by Supervisor Rohrbaugh, seconded by Supervisor Yakubowski to approve the quote from Bosserman at \$2,000, motion carried.
6. BUILDING HEATING/COOLING – GRIFFITH AUTOMATION: Griffith Automation provided us with a quote for the remote access to assist with the heating/cooling of the building. This will prevent additional service calls for heat issues. Motion by Supervisor Rohrbaugh, seconded by Supervisor Yakubowski to approve the remote access system, motion carried.
7. APPROVAL OF BILLS: Motion by Supervisor Yakubowski, seconded by Supervisor Rohrbaugh to approve the bills as listed in the amount of \$48,604.46, motion carried.
8. OTHER PERTINENT BUSINESS: None

Meeting adjourned at 8:47 pm

Respectfully submitted

Linda J. Zimmerman,
Secretary-Treasurer