

PUBLIC MEETING AGENDA

June 25, 2026

I. CALL TO ORDER

II. PUBLIC COMMENT

The Chairperson will entertain comments from the public regarding any matter not scheduled for discussion on the agenda.

III. APPROVAL OF MINUTES

- A. APPROVAL OF MINUTES: Motion to approve or modify the minutes from the May 28, 2026, Public Meeting as presented.
- B. APPROVAL OF MINUTES: Motion to approve or modify the minutes from the May 28, 2026, Public Hearing for Amendment to Zoning Ordinance as presented.
- C. APPROVAL OF MINUTES: Motion to approve or modify the minutes from the May 28, 2026, Public Hearing for a Dangerous Building as presented.

IV. OPEN FLOOR DISCUSSION

None

V. OLD BUSINESS

- A. DANGEROUS BUILDING UPDATE: Staff will update the Board on the dangerous building located at 4320 West Market Street, for which a public hearing was held on May 28, 2026. Staff will also seek a motion to approve, revise, table or deny the Findings of Fact and Conclusions of Law drafted by the Township Solicitor following last month's meeting.

VI. NEW BUSINESS

- A. STORMWATER MANAGEMENT ORDINANCE WAIVER REQUEST: Motion to approve, revise, table or deny a waiver request from First Capital Engineering on behalf of the applicant, Gardner, ME for Tiny Muscles (proposed daycare facility in accordance with ZHB Case 25-19) to allow a fence for outdoor play area to be constructed within the stormwater BMP located at 1805 Loucks Road in the I-2 Light Industrial Zone.
- B. T-910 FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN FOR WASHINGTON MEADOWS: Motion to approve, revise, table or deny a final subdivision and land development plan depicting an 11-lot subdivision creating 10 new single family residential lots from the 29.88-acre parent tract located south of the intersection of Taxville Road and

Baker Road in the Rural Residential Development. The project will be served by public sewer, private force main sewer, and public water. HRG has reviewed the financial security estimate for public improvements and recommends the Board require \$591,892.00.

- C. T-909 FINAL LAND DEVELOPMENT PLAN FOR BAE NEW OFFICE BUILDING: Motion to approve, revise, table or deny a final land development plan depicting the demolition of three (3) buildings and the construction of a new office building, associated stormwater management and landscaping for BAE Systems Land and Armaments. The plan also depicts the location of a temporary office building which will be removed from the property by the end of December 2027. This project is located at 1100 Bairs Road in the General Industrial (I-3) Zone. The project will be served by public water and sanitary sewer. HRG has reviewed the financial security estimate and recommends the Board require financial security in the amount of \$515,972.00.
- D. ROAD CLOSURE REQUEST: Motion to approve, revise, table or deny a road closure request from Jalana Firestone for a Block Party. This closure would be on Stanton Street between North Gotwalt Street and North Scott Street on Saturday, June 27th, 2026, between 1 pm and 10 pm.
- E. ROAD CLOSURE RATIFICATION: Motion to ratify a road closure that took place on June 11th, 2026, on North Drive between Wilt Drive and Loucks Road for an emergency gas leak.
- F. 1864 GOLDEN EAGLE DRIVE SHED IN EASEMENT AGREEMENT: Motion to approve, revise, table or deny a request from Samuel and Lisa Weinstein to allow a shed to be placed within the 10' wide drainage and utility easement along the rear property line located at 1864 Golden Eagle Drive. The Township Engineer has reviewed the request and recommends the placement of the shed. The agreement has been prepared by the Township Solicitor. The agreement will be recorded at the Recorder of Deeds' office after its signed by the property owner(s) prior to a permit being issued.
- G. FIREWORKS PERMIT APPLICATION: Motion to approve, revise, table or deny a fireworks permit application submitted by the Township Parks and Recreation Department for Tuesday, July 14, 2026, with a rain date of July 15, 2026, to have fireworks at the Old Time Carnival to be held at Sunset Lane Park. This also includes waiving the fees associated with this event. All required documents have been included with the application.
- H. FIREWORKS PERMIT APPLICATION: Motion to approve, revise, table or deny a fireworks permit application submitted by Atlanta Special FX LLC for Tuesday, July 28, 2026, to have pyrotechnics for the Brantley Gilbert Country concert at the York State Fair. All required documents have been included with the application.
- I. T-899 FINANCIAL SECURITY RELEASE REQUEST AND ESTABLISH 18-MONTH MAINTENANCE GUARANTEE FOR SHEETZ #255 REBUILD: Motion to approve, revise, table or deny a request to release the remaining financial security in the amount of \$23,700.00 for the land development project located at 1484 Carlisle Road. HRG has reviewed the request

and recommends the Board release the financial security in the amount of \$18,801.00 and retain \$4,469.00 as the 18-month maintenance guarantee.

- J. REQUEST FOR FUNDS: Motion to approve, revise, table or deny a request from the Public Works Director for funds in the amount of \$38,000.00 for a dump bed and safety lights to be installed to complete the 2025 Ford F-600 scissor truck build.

- K. ROAD BID AWARDS: Motion to approve, revise, table or deny awarding the following road bid contracts for paving and traffic line painting:
 - A. Paving Contract 1: West York Estates – Stewart & Tate, Inc. for \$132,130.25
 - B. Paving Contract 2: S. Zarfoss Road & King Street – Kinsley Construction Site York for \$109,453.00.
 - C. Traffic Line & Symbol Painting Contract: D. E. Gemmill, Inc for \$74,570.93.

- L. MAINTENANCE AND EMERGENCY CONTRACT BID AWARDS: Motion to approve, revise, table or deny awarding the following maintenance and emergency contracts for excavation and trenchless:
 - A. Excavation Contract: Rogele, Inc. for \$598,130.00
 - B. Trenchless Contract: Mr. Rehab LLC for \$1,122,250.00

- M. RESOLUTION 26-15 GENERAL AND SANITARY SEWER STANDARD CONSTRUCTION MATERIALS AND SPECIFICATIONS: Motion to approve, revise, table or deny Resolution 26-15, updating the General and Sanitary Sewer Standard Construction Materials and Specifications.

VII. ADMINISTRATIVE REPORTS

- A. RECREATION DIRECTOR
- B. FINANCE DIRECTOR
- C. FIRE CHIEF
- D. POLICE CHIEF
- E. TOWNSHIP MANAGER
- F. ENGINEER
- G. ZONING OFFICER
- H. SOLICITOR
- I. PUBLIC WORKS DIRECTOR

VIII. BILLS

- A. MOTION TO PAY BILLS

IX. ADJOURNMENT

- A. MOTION TO ADJOURN