

LOWER WINDSOR TOWNSHIP
BOARD OF SUPERVISORS
REGULAR MEETING
FEBRUARY 8, 2024
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 George Yakubowski at 6:30 p.m. with a pledge to the flag. Also present at the meeting were Supervisors Phil Rohrbaugh and Barry Strayer; Township Manager Sande Cunningham; Secretary-Treasurer Linda Zimmerman; Solicitor Andrew Herrold; Zoning Officer Monica Love; Engineer Adam Smith and Chief Thomas. Patrons in attendance: 14

Chairman Yakubowski announced that an executive session was held January 16, 2024, regarding litigation matters.

PUBLIC COMMENT:

1. HANK SMELTZER – Commented on Landfill expansion and rezoning of the property. Look at alternative revenue streams.

APPROVAL OF MINUTES – JANUARY 2, 2024: Motion by Supervisor Rohrbaugh, seconded by Supervisor Strayer to approve the minutes as presented, motion carried.

REPORTS:

1. POLICE: Chief Thomas submitted his report.
 - a. Provided Crimewatch Summary packet to the Board. Crimewatch has 961 subscribers.
 - b. Submitted the Year End Report to the Board.
 - c. The new patches have arrived and will be incorporated into new logo.
 - d. Supervisor Rohrbaugh asked if the department provides a monthly report to the residents. The Department posts a “blotter” on Crimewatch and provides information on social media.
2. MANAGER: Ms. Cunningham submitted her report.
 - a. Furnace Rd. Bridge completion date was updated to June of 2027 and will attend a meeting next week for an update on the project and the costs involved for the Township.
 - b. There is a scheduled meeting for February 29, 2024, does the Board wish to cancel? The Board agreed to cancel the meeting.
3. SOLICITOR: Atty. Herrold submitted his report.
4. ENGINEER: Mr. Smith submitted his report.
 - a. Fields at East Prospect – The Board noted concern about parking and access for ER services. Ms. Love explained they still must go through the planning stages and will have to meet the requirements of the subdivision and land development ordinance. Those items will be worked out during that process.
5. HIGHWAY: Mr. Miller submitted his report.
 - a. Flail Mower Purchase: Mr. Miller provided an updated quote for the flail mower attachment, which increased due to the previous quote being the wrong part for our mower. The Board questioned grant opportunities for the highway department equipment. Staff will contact Stephenson Equipment regarding grant money. Motion by Supervisor Rohrbaugh, seconded by Supervisor Strayer to approve the new pricing for the flail mower attachment, motion carried.
6. BUILDING MAINTENANCE: Mr. Taylor provided his report.
7. EMERGENCY SERVICES: Received reports from Craley Fire Co., East Prospect Fire Co., Yorkana Fire Co., and CVAC/LifeTeam.
 - a. EMC CHRIS EATON – 2024 EMERGENCY OPERATIONS PLAN: Mr. Eaton provided the Board with an updated Emergency Operations Plan and highlighted the changes. Motion by Supervisor Strayer, seconded by Supervisor Rohrbaugh to approve the 2024 Emergency Operations Plan, motion carried. Chief Thomas wanted to thank Mr. Eaton for all his hard work organizing and enacting the Active Shooter Programs.

8. RECREATION AUTHORITY: Ms. Cirilo submitted her report.
 - a. Supervisor Rohrbaugh provided the Board with copies of new playground rules to be posted.
 - b. Questioned the general liability insurance by both EYRA and the Township for the facilities.
 - c. Budgeting process initiated.

ZONING:

1. PLAN 622-23SLD – BUSER – 4787 EAST PROSPECT ROAD – VILLAGE DISTRICT: This is a final subdivision and a final land development plan. A 1.99 ac lot will be subdivided and developed for commercial use. Request for waivers from §410.19 requiring the submission of a preliminary plan and §410.24. D requiring the plans to be drawn on linen or mylar at 22" x 36" with a scale of 1" = 5'- or 1" = 100'. This plan must meet all conditions as noted. Motion by Supervisor Rohrbaugh, seconded by Supervisor Strayer to approve the plan conditionally with the two waivers, motion carried. Ms. Love noted that the subdivided lot will be developed for commercial use. Request for waivers from §410.19 requiring the submission of a preliminary plan, §410.24.D requiring the plans to be drawn on linen or mylar at 22" x 36" with a scale of 1" = 5'- or 1" = 100, and 410.44.A requiring street trees to avoid impacting the existing adjoining hay field, trees are proposed on the rear portion of lot. The land development plan must meet all conditions as noted. Motion by Supervisor Yakubowski, seconded by Supervisor Rohrbaugh to approve conditionally with the three waivers, motion carried.
2. EAST YORK AUTO CENTER – WAIVER OF LAND DEVELOPMENT PLAN: This property is an existing non-conforming use as well as an existing non-conforming building. They propose demolition of an existing 147 sf office connected to the existing 2,580 sf garage. They will then construct a new 630 sf office to the building. They are requesting a waiver of the land development plan requirement and will provide building permit plans and specifications as well as stormwater management. Motion by Supervisor Rohrbaugh, seconded by Supervisor Yakubowski to grant the waiver, motion carried.
3. FIELDS AT EAST PROSPECT – PRESENTATION: No one was present from Fields at East Prospect.
4. BLUEPRINTS FOR ADDICTION RECOVERY APPEAL: Ms. Love updated the Board on the appeal of her decision and the zoning hearing board's decision on the violation of the trash ordinance, zoning ordinance, and violation of the Uniform Construction Code.

OLD BUSINESS:

1. YORK CO. HARLEY DAVIDSON OWNERS ASSOCIATION – 2024 EVENTS: Mr. Townsend was here to request an increase in the number of events they may hold each year from 3 to 6. Lengthy discussion continued regarding the club events. During discussion it was mentioned to place a referendum on the ballot for the continuation as a "dry" Township. Motion by Supervisor Rohrbaugh, seconded by Supervisor Yakubowski to allow four events in 2024, motion carried. The number of events will be reviewed on a yearly basis.

NEW BUSINESS:

1. FEMA – REQUEST FOR FUNDING: Ms. Love informed the Board that with the help of the Community Assistance Visit (CAV) from FEMA regarding floodplain administration, the electric services that are still below the Base Flood Elevation must be addressed in the Township. Many of the properties along the river were built before FEMA adopted the Flood Insurance Rate Maps (FIRM). Talks began with PPL to find an area-wide solution, and we have two possible solutions. Both options would cut power to the area in the event of high water or ice floe event. First, we requested PPL evaluate adding remote switches along the river and they identified five preliminary locations, and each would cost \$45,000. The total project cost would be \$225,000, and the township would be responsible for these costs. PPL also provided a solution for manual fuses at a cost of \$5,000 per location. We would only need two installed since three of the locations already have these. Staff is requesting the Township install these manual fuses at a total cost of \$10,000 and look for grant opportunities for funding the remote switches. Motion by Supervisor Rohrbaugh, seconded by Supervisor Strayer to approve the two manual fuses at a cost of \$10,000 and pursue grant money for the remote switches, motion carried. Chris Eaton, our EMA director said he would assist with the grant process.

- a. COMMENDATION: - MONICA LOVE: Ms. Cunningham provided a letter from FEMA expressing their gratitude to Monica Love for her exceptional commitment to the residents of the Township. She played a pivotal role and was an invaluable asset during the administration of the Floodplain Program.
2. RESOLUTION 2024-06 – EXONERATE TAX COLLECTOR: This resolution is to exonerate our Tax Collector from collection of unpaid real estate taxes for the years 2021, 2022, and 2023 which will enable the Township to turn the accounts over to an agency for collection. Motion by Supervisor Yakubowski, seconded by Supervisor Strayer approve Resolution 2024-06 to exonerate the tax collector, motion carried.
3. APPROVAL OF BILLS: Motion by Supervisor Rohrbaugh, seconded by Supervisor Strayer to approve the bills list as presented in the amount of \$76,887.26, motion carried.
4. OTHER PERTINENT BUSINESS: None

Meeting adjourned at 7:42 pm.

Respectfully submitted,

Linda J. Zimmerman
Secretary