

**DALLASTOWN BOROUGH  
175 E. BROAD STREET  
DALLASTOWN, PA 17313  
SPECIAL PUBLIC MEETING ON MS4  
FEBRUARY 9, 2015 – 6:30 PM**

**PRESENT**

Ronald Smith – Council  
Quay Markel – Council  
Paul Liesman – Council  
Connie Stokes – Borough Manager  
Steve Malesker – C.S. Davidson, Engineer

The special public meeting on MS4 (Stormwater) was led by the Borough Engineer, Steve Malesker. There was no public present. He gave the hand-out he had prepared to Council and Ms. Stokes and asked if there were any questions. There were no questions. The public meeting ended at 6:40 pm.

**COUNCIL MEETING  
FEBRUARY 9, 2015 – 7:00 PM**

**CALL TO ORDER**

The February 9, 2015 meeting of the Dallastown Borough Council was called to order by Council President, Ronald Smith, followed by prayer, pledge of allegiance and roll call.

**MEMBERS PRESENT**

Ronald Smith – President  
Tomas Metz – Vice President  
Gina Smith – President Pro Tem  
Quay Markel  
Karen Hoyt-Stewart  
Paul Liesman

**ALSO PRESENT**

Terry Meyers, Sr. - Mayor  
Connie Stokes – Borough Manager  
David Jones – Stock & Leader - Solicitor  
Steve Malesker – C.S. Davidson - Engineer  
David Garabedian – Borough Zoning Officer

**ABSENT**

Bernell Kohler – Family Obligation

**VISITORS**

George Jones – 212 Leaderton Drive, Dallastown  
Jason Brenneman – James R. Holley & Associates – 18 S. George Street, York  
Austin J. Eberly – 2718 Whitney Drive, York  
Roger Mentzer – 109 E. Main Street, Dallastown  
Walter Reamer – 874 School Road, Jacobus  
Sgt. Joel Good – York Area Regional Police Dept.  
Chief Darryl Ehrhart – Rescue Fire Co

## **ANNOUNCEMENTS**

- February 16<sup>th</sup> – Presidents Day Holiday – Office will be closed.

## **APPROVAL OF 1/12/15 MEETING MINUTES**

**Motion:** Mr. Liesman moved and was seconded by Mr. Markel to approve the 1/12/15 meeting minutes as presented.

**Motion carried 5-0 with 1 abstention, Mr. Metz.**

## **APPROVAL FOR PAYMENT OF BILLS**

**Motion:** Mr. Metz moved and was seconded by Mr. Liesman to approve the payment of bills as presented.

**Motion carried 6-0.**

## **APPROVAL OF FINANCIAL STATEMENTS**

**Motion:** Mr. Markel moved and was seconded by Mr. Liesman to approve the financial statements as presented.

**Motion carried 6-0.**

## **POLICE REPORT**

Sgt. Joel Good gave the monthly police report.

- The hours of service for January were not available. The unofficial numbers were 9 traffic accidents (none of which were very serious), 109 miscellaneous police calls for service and 11 offenses of which half resulted in an arrest.
- News within the department, there were 2 new hires, Officer Glass and Officer Hunter. Both are veterans who served overseas (Marines & Army).
- Officer Miles has resigned and is going to the Juvenile Probation Department.
- Lt. Zech is currently at the National FBI Academy for training. Sgt. Shellenberger has taken over most of his duties until he returns.
- The department has ordered 3 new vehicles to replace some of the existing vehicles.

## **FIRE COMPANY REPORT**

Chief Darryl Ehrhart gave the monthly fire company report.

- There were 14 calls in the Borough during the month of January with no damage.
- They are currently working on a new Fire Police vehicle which should go into service in March.
- Council thanked the Fire Company for the Appreciation Dinner. The food was great and the fire company did an excellent job.

## **MAYOR'S REPORT**

Mayor Meyers had nothing to report other than swearing in the Fire Police at Rescue Fire Company on Tuesday, Jan 13, 2015.

## **VISITORS/PUBLIC COMMENT**

Roger Mentzer, George Jones, Austin Eberly, Walter Reamer & Jason Brenneman were present concerning the proposed expansion of Bethlehem United Methodist Church, located at 105 E. Main Street. There were some waivers and a variance to be discussed with Council and the Borough Engineer.

- Jason Brenneman, of James R. Holley & Associates, supplied plans for Council's review. The existing parsonage and 2 outbuildings are to be removed and replaced with a multi-purpose building.
- Roger Mentzer, pastor of the church, stated that the new structure will be attached to the existing church and will be 2 levels. He said the 2<sup>nd</sup> level will be a gymnasium which would have many uses. They can use it for worship, open up to the community for athletic events such as volleyball or basketball. The 1<sup>st</sup> floor would be a replacement to their current fellowship hall. Their eventual intention, depending upon finances, is to renovate some of the existing building to make it more functional. The front of the new building, facing Main Street, they intend to open a Coffee Shop. Rev. Mentzer thinks the shop would be a nice addition to Main Street plus would have some interesting possibilities. It would be a place where people could come in and become familiar with the church's programming without the threat of entering into worship. They also plan on having wi-fi and possibly entertainment. He said there are quite a few kids in the Dallastown/Red Lion area who play guitar and that would give them an evening venue to hone their skills. It would be similar to a Coffee House back in the 60's & 70's. He thinks it would be a good thing for the community.
- The project's early estimates are coming in at \$3.6 million. They had a consultant do a feasibility study and his opinion is that they should be able to pay it off in 6 years. The congregation has not voted on a final proposal, but if all goes as planned the ground breaking should be in the fall with completion within a year.
- They are not within the required setbacks and are requesting a variance. The church, which was built prior to the zoning ordinance, sits right up against the alley (Park Lane) and would be grandfathered in. They would like to align the new addition up with the existing building. The Zoning Hearing Board must approve before Council can act on it.
- They are also requesting 4 waivers as follows:
  1. Lot lines within 200' of the property
  2. Site triangles at E. Park Lane
  3. Driveway offset minimum 40' for drop-offs
  4. Seepage pits being installed within the setback in the parking lot (Stormwater Management)

Mr. Malesker supports the first three waivers and stated that #4 is not a big concern as there is room to put the seepage pit out of the setbacks and still satisfy the ordinance, but he wanted to discuss with Council and it is ultimately their decision.

Due to the stormwater work in Park Lane, the church could be asked to pave the entire width of the alley. The Church representatives did not have a problem with that.

**Motion:** Mr. Markel moved and was seconded by Mr. Metz to approve the 4 waivers requested by Bethlehem United Methodist Church for the proposed addition as listed on the plans.

**Motion carried 6-0.**

**Motion:** Mr. Liesman moved and was seconded by Mr. Markel to conditionally approve the reverse subdivision land development plan for Bethlehem United Methodist Church subject to any outstanding conditions set forth by Engineers comments dated February 4, 2015 and subject to the condition that the variance is granted by the Dallastown Zoning Hearing Board.

**Motion carried 6-0.**

## SOLICITOR'S REPORT

- The final draft of Ordinance #2015-1 which amends the Park Rules per Council's request has been completed, advertised and was ready for adoption.  
**Motion:** Mr. Liesman moved and was seconded by Mr. Metz to adopt Ordinance #2015-1.  
**Motion carried 5-1 (Ms. Hoyt-Stewart voted against).**
- Ordinance #2015-2 authorizing the intergovernmental cooperation agreement for the implementation of the York County Regional Chesapeake Bay Pollutant Reduction Plan was ready for re-adoption. This agreement has no time component.  
**Motion:** Mr. Markel moved and was seconded by Mr. Liesman to adopt Ordinance #2015-2.  
**Motion carried 6-0.**
- At the last Council meeting a citizen requested a crosswalk at Lawson & Main. Attorney Jones did some research and the State does not require an approval. He is not sure if handicap ramps would be required. Council feels that the existing crosswalk at School & Main should be used instead of putting in a new one.
- Council asked about the status of the appeal concerning the half-way house on E. Maple Street. The owner's attorney has not followed up and Attorney Pete Solymos is to file a motion to dismiss.
- Letters have been sent to the gentleman who also owns the Cole residence on E. Broad Street. If he does not respond within a designated time frame, the Borough will take action on the property.

## ENGINEER'S REPORT

- Approval was needed to solicit contractors for the Sewer Maintenance Program for the next 2 years. The quotes will include the sewer lines for the school as requested by the school district.  
**Motion:** Mr. Liesman moved and was seconded by Mr. Metz to give the Engineer approval to obtain quotes for the Sewer Maintenance Program for the next 2 years including the school lines.  
**Motion carried 6-0.**
- The Sewer Rehab Program bids will be opened on 3/9/15 in order to award the project.
- There was a dispute between York Township and Yoe Borough over boundaries. They are currently surveying the boundaries and would like to include the portion where all 3 municipalities meet. The cost to Dallastown Borough would be \$600.00.  
**Motion:** Mr. Metz moved and was seconded by Mr. Liesman to include Dallastown in the survey.  
**Motion carried 6-0.**
- If any of the Council members would like a demonstration of the new GIS contact either Steve Malesker or David Garabedian.
- It is time for the Equipment & Materials to go out for bid. Yoe Borough is not interested in being included with Dallastown Borough this year in the bid process.  
**Motion:** Mr. Metz moved and was seconded by Mr. Markel to start the bid process for Equipment & Materials.  
**Motion carried 6-0.**

BUSINESS FOR ACTION – There was no Business for Action.

BUSINESS FOR INFORMATION/DISCUSSION – There was no Business for Information/Discussion

**ZONING/CODES REPORT**

- Emery Peters has plans to construct 2 additional storage buildings on Market Street. The initial plans from when they built the first set of 2 buildings included stormwater plans for 4 buildings. As long as they stick to the original plans they'll be ok.
- The new Thai restaurant is expecting to open its doors on St. Patrick's Day. Plumbing work still needs to be done and the permit is to be picked up soon.
- The footprint is in place for the White Rose Credit Union.
- Rexroth Equities has erected an addition to their building with 2 bay doors without obtaining a permit. Mr. Garabedian is in the process of writing the violation. All building permit fees will double.
- Debra's Glass is still under construction. The final stormwater plans were received.
- Mr. Garabedian has been in contact with Doug Bray/Alpine Signs attorney. A detailed list of exactly what needs done on the property in order to be in compliance has been determined. The District Justice has closed the case and Mr. Bray has paid all court costs. If Mr. Bray does not comply, then a new violation can be started.

**MANAGER'S REPORT**

- A letter of thanks was received from the Dallastown Area High School Science Department for the contribution given to this year's Science Fair
- Ms. Hoyt-Stewart was questioning the placement of snow emergency sign. She stated that they were posted on both sides of Walnut and Gay Streets. The ordinance will be re-visited at the next Council meeting.

**REPORTS**

- Police Reports
- York Regional Emergency Medical Services – The new EMS Chief is Joseph Stevens.
- Allegiant Animal Care
- York Adams Tax Bureau

**ADJOURNMENT**

**Motion:** Mr. Liesman moved and was seconded by Mr. Metz to adjourn the meeting.

**Motion carried 6-0. 8:12 PM**

Respectfully Submitted,

Susan A. Wertz