

**JACKSON TOWNSHIP, YORK COUNTY**  
**BOARD OF SUPERVISORS MINUTES**  
**JULY 5, 2023**

**A. CALL TO ORDER:**

The regular monthly meeting of the Board of Supervisors of Jackson Township was held on July 5, 2023 in the municipal building. The meeting was called to order by Chairman Holmes at 7:00 P.M. followed by the pledge to the flag. Others present were Supervisors Emily Miller, David Brown, Township Solicitor Steve Hovis, Manager Florence Ford, Secretary Linda Eaton and eleven persons in the audience.

**B. RECESS FOR PUBLIC HEARING:**

Chairman Holmes called for a recess at 7:01 P.M. for a public hearing to consider a Zoning Map Amendment for tax parcel 33-000-HF-0101.00.00000 (18.96 Acres) owned by Martin's Potato Chips, Incorporated from Rural Conservation (RC) to Industrial (I).

Solicitor Hovis reviewed the rezoning process for the applicant Martin's Potato Chips request to amend the Zoning Map. The hearing was then open for the applicant's presentation and public comment.

**Applicant Presentation:**

Ken Potter, Owner of Martin's Potato Chips addressed the Board on a few things he plans to do with parcel 101 being consider for rezoning. If the parcel is rezoned to Industrial (I) Martin's would ask for a reverse subdivision to make both parcel 101 and parcel 102 that is already zoned Industrial (I) one lot. Along with a reverse subdivision Martin's would take parcel 101 out of the Clean and Green program. This would be more tax money the township would receive in property taxes.

**Public Comment:**

Fred Weber – 114 North Grant Road – Opposed to the rezoning of parcel 101. The York County Planning Commission does not think this parcel should be rezoned and I agree. Mr. Weber does not think the rezoning of the parcel would be in line with the Comprehensive Plan between Jackson Township and Paradise Township. He thinks if a commercial building is built on the parcel after it is rezoned Industrial (I) this would diminish his property value. Mr. & Mrs. Weber like their rural living and don't want to see it become an Industrial area.

Ken Potter presented the Board with another drawing showing how he would be willing to place a "Deed Restriction" on the parcel to help accommodate the concerns of the residents. Solicitor Hovis advised Mr. Potter to have his legal counsel contact Solicitor Jones to draft the document.

Tony Neiderer – 64 North Grant Road – Worried farmland will become a commercial area.

Gloria & Barry Fultz – 72 North Grant Road – They moved along North Grant Road because of the rural living. Not in favor of rezoning parcel 101. The problem with rezoning is there is "No Turning Back".

Kathy Weber – 114 North Grant Road – Why not rezone parcel 102 from Industrial (I) to Rural Conservation (RC).

Chairman Holmes advised the residents they may want to look at land uses for both the Rural Conservation (RC) and Industrial (I), indicating that some of the uses in Rural Conservation would not make the neighboring property owners happy. With no other public comment Chairman

Holmes closed the hearing at 7:32 P.M.

**C. RECONVENE:**

Following the public hearing to consider a Zoning Map Amendment for tax parcel 33-000-HF-0101.00.00000 (18.96 Acres) owned by Martin's Potato Chips, Incorporated Chairman Holmes reconvened the regular monthly meeting at 7:33 P.M.

**D. PRESENTATION/PUBLIC COMMENT:**

Supervisor Dave Brown requested an Executive Session to discuss a personnel matter.

Supervisor Emily Miller reviewed the Spring Grove Regional Parks and Recreation draft agreement and draft rules of operations with the YMCA of the Roses. The agreement is tentatively scheduled to be in place by January 1, 2024. Chairman Holmes questioned the Terms of Office for the representative from Jackson Township. Draft indicates the representative will be elected. Supervisor Miller will get confirmation on how the Board will fill the position. There will be a partners meeting on August 8, 2023 beginning @ 1:00 P.M. at the Windy Hill Senior Center.

**E. APPROVAL OF MINUTES:**

The meeting minutes of June 6, 2023 were approved on a Brown/Miller motion. Motion carried 3-0.

**F.G. FINANCIAL REPORTS/APPROVAL OF BILLS:**

The June 2023 monthly financial reports, and all bills were approved for payment on a Miller/Brown motion. Motion carried 3-0.

**H. OPENING/AWARDING OF BIDS:**

There was no opening or awarding of bids.

**I. SUBDIVISION/LAND DEVELOPMENT PLANS FOR ACTION:**

Elliot Shibley of Integrated Consulting addressed the Board to consider approval of a Preliminary/Final Land Development Plan for Applicant: Sunnyside Apartments (Zenith Construction, Inc.) as well as approval of the applicant's waiver and planning sewer exemption.

- The following waiver was requested:
  - SALDO Section 113-23.C Preliminary Plan Submission
- The following exemption was requested:
  - Planning Sewer Exemption Mailer to DEP

The Board approved the requested waiver for the Preliminary Plan Submission on a Brown/Miller motion. Motion carried 2-0-1, Holmes abstained.

The Board gave conditional approval to the Preliminary/Final Land Development Plan pending all outstanding issues are in compliance with the Engineers review letter of June 29, 2023 on a Miller/Brown motion. Motion carried 2-0-1, Holmes abstained.

The Board approved the Planning Sewer Exemption Mailer to DEP on a Brown/Miller motion.

Motion carried 2-0-1, Holmes abstained.

**J. OLD BUSINESS:**

There was no old business to discuss.

**K. NEW BUSINESS:**

1. Ordinance 230-2023 Rezoning Request for Martin's Potato Chips, Incorporated parcel 101 was tabled until the August 1, 2023 meeting on a Miller/Brown motion. Motion carried 3-0. Ken Potter of Martin's is going to place a "Deed Restriction" on this parcel.
2. Ordinance 229-2023 Volunteer Service Fire Tax Credit Ordinance tabled until the August 1, 2023 meeting. Ordinance was not advertised.
3. Resolution 03-2023 Establishing the Criteria for the Volunteer Fire Tax Credit Program tabled until the August 1, 2023 meeting.
4. The resignation of Planning Commission member Diane King was accepted with regret on a Miller/Brown motion. Motion carried 3-0. The Board authorized Manager Ford to send a letter of appreciation.
5. The Board appointed Resident Kevin Lane to replace Diane King on the Planning Commission on a Brown/Miller motion. Motion carried 3-0. Kevin's term will begin July 2023 through December 2026.

**L. SUPERVISOR'S REPORTS:**

Emily Miller reported the following:

- Attended the June meeting of the Spring Grove Regional Parks & Recreation.
- August 8, 2023 at 1:00 P.M. will be the partners meeting with the "Y" at the Windy Hill Senior Center.
- July 21, 2023 will be the reopening of the Spring Grove Borough's park.
- The Glatfelter Memorial Library is holding a Reading Club program for children as well as adults.

Dave Brown reported the following:

- June 20, 2023 attended the Northern York County Regional Police Commission Board meeting. The Police Contract will be voted on July 18, 2023. SAVVY CITIZEN is now available. The hiring of five additional officers was approved.
- June 23, 2023 Dave and his wife volunteered at the Windy Hill Murder Mystery fundraiser which was sold out.

Jon Holmes reported the following:

- June 14, 2023 attended the York-Adams Tax Bureau Executive Committee meeting.

**M. ENGINEER'S REPORT:**

A written report was provided by Jeff Shue who was not in attendance.

**N. SOLICITOR'S REPORT:**

Steve had nothing to add.

**O. MANAGER'S REPORT:**

Manager Ford reported the following in addition to her written report:

- Oak Manor Plan has been dropped. Property has been purchased by an Amish farmer.

**P. ZONING OFFICER'S REPORT:**

A written report was provided by Ray Dietrich who was not in attendance.

**Q. EXECUTIVE SESSION:**

Chairman Holmes called for a recess at 8:12 P.M. for an executive session to discuss a Personnel matter.

**R. RECONVENE:**

Chairman Holmes reconvened the meeting at 8:32 P.M.

There was no action taken after discussion of the Personnel matter.

**S. ADJOURNMENT:**

With no further business to transact, the meeting was adjourned at 8:33 P.M. on a motion. Motion carried 3-0.

Respectfully submitted,

*Linda A. Eaton*

Linda A. Eaton, Secretary

**Jackson Township Board of Supervisors  
Meeting Minutes**

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