

MINUTES

SOUTH MIDDLETON TOWNSHIP BOARD OF SUPERVISORS 520 PARK DRIVE BOILING SPRINGS, PA. 17007

FEBRUARY 14, 2019

PRESENT: BRYAN GEMBUSIA, TOM FALEY, RICK REIGHARD, DUFF MANWEILER, RON HAMILTON – SUPERVISORS, Cory Adams – Manager, Jarrett Sweeney – Assistant Manager, Tim Duerr – Zoning Officer, Sandy Quickel– Recording Secretary, Brian O’Neill – Engineer, Bryan Salzmann – Solicitor, Carol Shetter, John Snyder, Gerald & Velma Miller, Michael Coyle, Doug & Helen Gale, Bill & Cathy Reisinger, Mark Eyer, Derek Snyder, John Weidner, Tim Berndt, Daniel Berndt, Asma Horstmann, Pam Fisher, Drew Uhler, Justin Kuhn, Phyllis Zimmerman – “The Sentinel”.

Chairman Gembusia called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE:

Chairman Gembusia led the audience in the pledge of allegiance.

MOMENT OF SILENCE:

A moment of silence was observed.

OPENING ANNOUNCEMENTS:

Chairman Gembusia announced that the meeting is recorded and to silence any cell phones. He said there was an Executive Session from 5:00 – 6:00 pm and on January 31, 2019 from 10:00 am to 11:00 am to discuss litigation, personnel and real estate.

MINUTES: 01/24/19 (Regular Meeting):

Tom made a motion to approve the minutes. Duff seconded, and the vote in favor was unanimous.

PUBLIC INPUT:

Carol Shetter, 647 Gutshall Road, thanked the road crew for the great job with snow removal/plowing.

Tim Berndt, 5A Palms Court, asked if there was a list of the roads to be paved this year (specifically Heisers Lane). Rick said the Township had a road survey done to determine the condition of each road. Brian O. stated that a laser videotaped the road for data and to determine measurements, cracks, etc. The Township has not received this information yet.

Doug Gale, 31 Derbyshire Drive, asked for an update on the connector road. Cory said he spoke with a Dawood representative to attend a meeting within a month to give an update. Mr. Gale also said that Advanced Disposal did not give residents notice that the trash pickup will be a day late due to weather conditions. He said he did not receive an automatic call.

John Weidner, 323 Zion Road, commented about the new cost of the trash tags with the new contract. He feels it would be cheaper to change to the toter cart.

ORDINANCE #2019-01 (Municipal Solid Waste & Recycling) – Public Hearing:

Chairman Gembusia opened the hearing. Cory explained that DEP had recommended some changes to the ordinance. There was no public input. The hearing was closed. Rick made a motion to approve Ordinance #2019-01. Ron seconded, and the vote in favor was unanimous.

#2018-0024 SUMMERBRIDGE – Commercial Phase – Final Land Development:

John Snyder presented this plan. The applicant is proposing to construct two 10,500 s.f. commercial facilities of retail space on 2.97 acres. The property is on Eastgate Drive. Tom asked if the marketing concept was switched from the beginning of the plan. John Snyder replied yes – most of the available space will be medical offices. Duff asked if some of the parcel will be sold as condos. Mr. Snyder replied yes – there will be three units. Tim Berndt, 5A Palms Court, asked if the area to be built upon is where the construction trailers are located at. Mr. Snyder replied yes. Mr. Berndt stated that he would like to have some stores, coffee shop, etc in the commercial part.

Modification: Final Plan shall conform with Preliminary Plans which were previously approved. Duff made a motion to approve the modification. Tom seconded, and the vote in favor was unanimous.

Ron made a motion to approve #2018-0024, subject to staff comments. Rick seconded, and the vote in favor was unanimous.

SOLICITOR REPORT:

There was no report.

ENGINEER REPORT:

The owner of the Olde Forge Station Phase 2 (#20100014) has requested a reduction in security. Duff made a motion to reduce the financial security in the amount of \$125,357.44, as recommended. Rick seconded, and the vote in favor was unanimous.

The developer of the Carlisle United Methodist Church (#20170012) has requested a reduction in security. Rick made a motion to reduce the financial security in the amount of \$230,642.39, as recommended. Tom seconded, and the vote in favor was unanimous.

Proposals have been submitted for the design of bridge replacements for the Zion Road and South Mountain Raceway Bridges. The costs are for design only. The proposed cost for the Zion Road Bridge is \$64,500.00, and the proposed cost for the South Mountain Raceway Bridge is \$71,450.00. Tom made a motion to authorize Rettew to proceed with the design of the Zion Road Bridge replacement at a cost not to exceed \$64,500, and South Mountain Raceway Bridge replacement at a cost not to exceed \$71,450. Rick seconded, and the vote in favor was unanimous.

The discussion for a dry hydrant on the Yellow Breeches Creek was tabled.

COMMUNITY DEVELOPMENT REPORT:

The applicant for the Land O'Lakes Facility Upgrade has requested a release of security for the project. The site was inspected and Matt Bonanno, HRG, recommended the full release. An As-

built survey would be required prior to release. Ron made a motion to approve the security release since the As-built survey was received. Rick seconded, and the vote in favor was unanimous.

Consensus was given to advertise a Subdivision and Land Development Ordinance amendment that will revise the requirement of having landscape islands every 10 parking spaces. The amendment would not require islands until 50 or more spaces were proposed/required.

The applicant for the Georgetowne Conditional Use is requesting a one year extension for the submission of a preliminary plan. The Board already granted a two year extension to bring it up to the three year period for submission in the current zoning ordinance. The new deadline would be July 2, 2020. Pam Fisher updated the Board. She said the plan was approved in 2011/2012. The developer wants to sell the property that has 216 lots. Ridge Road would also have to be widened, removal of the hump at the Southern Cross Drive intersection, as well as other road improvements. Duff asked if this would be the last project with this type of extension approvals – he is worried it would set a precedent. Rick made a motion to approve a one year time extension, subject to this being the last development that would request the extensions. Duff seconded, and the vote in favor was unanimous.

The Lakeside Food Mark Zoning Hearing Board case was scheduled for February 11, 2019, but was postponed due to weather. The case will be held on March 11, 2019 at 5:00 pm. Tim said the applicant proposes to eliminate the access off of Forge Road and perform interior projects. Bryan G. noted that there are parking issues. Duff made a motion to authorize Cory and Attorney Salzmann to attend the March 1, 2019 Zoning Hearing Board meeting to express the Board's safety concerns. Rick seconded, and the vote in favor was unanimous. Mr. Salzmann noted that this use is a non-conforming use.

Tim provided a draft zoning amendment for the use of solar energy systems within the Township. This would allow a Commercial Solar Energy System as a Conditional Use in the AC Zoning District. Justin Kuhn reviewed the draft ordinance, but would like some clarification and has some comments. Attorney Salzmann stated that if there are significant changes, the ordinance should not be advertised yet. He suggested to Mr. Kuhn to submit comments to the Township. Duff made a motion to table the decision to advertise until next meeting. Bryan seconded, and the vote in favor was unanimous.

Consensus was given to advertise an ordinance to repeal the Massage Therapist Ordinance since the State's registration and requirements are stricter than the Township's.

The SMTMA is requesting that the Highway Occupancy Permit fees be waived for a road cut project disconnecting a water system interconnected with the Carlisle Borough. Ron made a motion to approve the waiver of the permit fee. Tom seconded, and the vote in favor was unanimous. Bryan and Duff stated that both of them are on the SMTMA Board.

MANAGER REPORT:

Cory stated that the Township within the next 1-2 years will be updating its Comprehensive Plan. Staff feels the Walnut Bottom Road Corridor should be studied due to the area's increased

growth. Rick made a motion to approve Resolution #2019-0 advancing the Walnut Bottom Road Corridor Master Plan. Duff seconded, and the vote in favor was unanimous.

Erin Pittman has submitted a letter of interest to be a member of the Parks & Recreation Board. Staff believes she will be a great addition to the Board. Tom made a motion to appoint Erin Pittman to the Parks & Recreation Board. Rick seconded, and the vote in favor was unanimous. The term will expire 12/31/23.

Ron made a motion to appoint Ron Hamilton as South Middleton’s representative to the Carlisle Area Emergency Services Study Group, with Bill Coulson as his alternate. Duff seconded, and the vote in favor was unanimous.

Consensus was given to advertise the Heritage/Champion Tree Ordinance. Rick noted that there is a huge sycamore tree at E. Springville and Ridge that is to be 350 years old.

Cory will present the State of the Township Report to the Board for the next meeting.

Cathy Resinger, 642 Lindsey Road, said there is a huge tree along Rt. 74. The location she gave was in Monroe Township. Ron said he can let Monroe know what SMT is preparing to do with the tree issue.

Cory introduced Drew Uhler – Junior Township Supervisor.

PUBLIC INPUT:

There was no input.

SUPERVISORS’ DISCUSSION:

Ron had photos of the Petersburg Road bridge construction.

BILLS FOR PAYMENT:

Tom made a motion to pay the bills, as submitted. Duff seconded, & the vote in favor was unanimous.

ADJOURNMENT:

Rick made a motion to adjourn the meeting at 7:03 pm. Ron seconded, and the vote in favor was unanimous.

ATTEST:

**SOUTH MIDDLETON TOWNSHIP
BOARD OF SUPERVISORS:**

Sandra A. Quickel, Secretary

Bryan A Gembusia, Chairman

Thomas E. Faley, Vice Chairman

Walter G. Reighard, Member

R. Duff Manweiler, Member

Ronald P. Hamilton, Member