

MINUTES

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

APRIL 25, 2019

PRESENT: BRYAN GEMBUSIA, TOM FALEY, RICK REIGHARD, RON HAMILTON, DUFF MANWEILER - SUPERVISORS, Cory Adams – Manager, Jarrett Sweeney – Assistant Manager, Tim Duerr – Zoning Officer, Sandy Quickel – Recording Secretary, Brian O’Neill – Engineer; Todd King – Acting Solicitor; Tibben Zerby, Zach Klueber, Doug & Helen Gale, Chris Deardorf, Jerry & Velma Miller, Clarence Raudabugh, James Strog, John Benoit, Mark Nesselroad, Bill & Cathy Reisinger, Michael Coyle, Don Mowery, Paul Wasmer, Deborah Wasmer, Deborah Wasmer, Thelma Holtry, Dianne Holtry, Pam Wert, Mark Eyer, Phyllis Zimmerman – “The Sentinel”.

The meeting was called to order at 6:00 p.m. by Chairman Gembusia.

PLEDGE OF ALLEGIANCE:

The pledge of allegiance was led by Chairman Gembusia.

MOMENT OF SILENCE:

A moment of silence was observed.

OPENING ANNOUNCEMENTS:

Chairman Gembusia announced that the meeting is recorded and to turn off cellular phones. He also stated that an Executive Session was held from 5-6:00 pm to discuss real estate and litigation.

MINUTES: 04/11/19 (Regular Meeting):

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

PUBLIC INPUT:

Mark Eyer, 283 Tanger Road, thanked the Township for the work performed at Mountain Road/Petersburg intersection. This area has been having drainage issues. Mr. Eyer said the residents are happy to have this issue fixed.

#2019-0005 SEVENTH DAY ADVENTIST CHURCH – Conditional Use Public Hearing:

The hearing was opened. A Court Stenographer was present and the transcript will be the official record. The plan was approved. The hearing was closed.

#2019-0010 PARADIGM ARCHITECTURE (Glenmark Holdings, LLC) – SKETCH:

Tibben Zerby and Zack Klueber presented the sketch. The applicant proposes to develop a hotel, restaurant, and a commercial center off of Exit 44 of I-81. There are two parcels with one existing structure. The parcels will be subdivided into three lots. Lot A will house the hotel, Lot B will house the commercial center, and Lot C will house the restaurant. Accesses proposed will be a right-in/right-out on Allen Road, and a full access on Dennision Circle. Mr. Zerby stated

that the applicant was granted six variances from the Zoning Hearing Board. Most of the variances deal with setbacks. He also stated that they requested an additional 6% for impervious coverage for all three lots. A conditional use plan will be submitted. Rick asked what the intention is for the commercial site. Mr. Klueber replied that there are no tenants at this point. They envision possibly a bank, coffee shop, etc for travelers exiting I-81. Rick stated that he does not like the right-in/right-out. The Planning Commission members were concerned with a straight through shot through Allen Road to Dennison Circle with truck traffic. It was discussed shifting the entrance so it is not straight through but aligning it with the entrance to the industrial facility. Rick feels right-in/right-out entrances normally do not work well. Brian O’Neill said that the site is on a state road, and maybe a berm could be placed so cars have to turn right. Rick also did not like the request for additional impervious. Tom feels the site is perfect and a great use right off of I-81. Bryan suggested the applicant look at the traffic pattern and the impervious coverage request.

ORDINANCE #2019-04 (Subdivision/Land Development Amendment – Landscape Islands) – Public Hearing:

The hearing was opened. Bryan Gembusia explained the ordinance. This amendment revises the requirement for landscape islands be installed between every 10 parking spaces and end of each row to only be applicable where 50 or more parking stalls are required. There was no public input. The hearing was closed. Duff made a motion to approve Ordinance #2019-04. Tom seconded, and the vote in favor was unanimous.

EMERGENCY SERVICES REPORT:

The report was accepted, as submitted.

RECREATION REPORT:

The report was accepted, as submitted.

PUBLIC WORKS REPORT:

The report was accepted, as submitted.

SOLICITOR REPORT:

There was no report.

ENGINEER REPORT:

Crilon Corporation has submitted an application for the final payment for the Petersburg Road Bridge Project. Brian O’Neill said that the project is basically complete. The only remaining item is the removal of the sand bags. He recommends retaining \$2,000 until that item is complete. Rick made a motion to approve Payment Application No. 2 in the amount of \$58,712.07 to Crilon Corporation for the Petersburg Road Bridge Project. Duff seconded, and the vote in favor was unanimous.

The applicant for the Keystone Foundation Repair (433 Zion Road) plan has submitted a request for a release in security. There were minor site improvements along with the addition (ADA parking and modifications to an existing stormwater management pond). Brian O’Neill said that as as-built survey was received and that the pond is functioning properly.

Ron made a motion to approve the release of security for plan #20160011 (Keystone Foundation Repair). Tom seconded, and the vote in favor was unanimous.

COMMUNITY DEVELOPMENT REPORT:

The applicant for 1501 Commerce Avenue/Akash Patel & Associates plan has granted a time extension to the Board to act on the plan. Tom made a motion to accept a time extension until June 30, 2019 to act on the plan. Rick seconded, and the vote in favor was unanimous.

The applicant for the Westmooreland, Phase 1 plan has granted a 90-day time extension to the Board to act on the plan. The new deadline will be July 5, 2019. Duff made a motion to accept the time extension. Rick seconded, and the vote in favor was unanimous.

The owner of Midway Bowl has requested a waiver of land development in order to operate an outdoor entertainment area with a lounge on the north side of the building. The proposed area will not have a roof and it is located on an existing paved area. Tim said that parking is adequate for this use. Rick made a motion to approve the waiver request. Tom seconded, and the vote in favor was unanimous.

MANAGER REPORT:

The Service Agreement between the Township and the Carlisle Fire Department Companies is ready for approval (Union Fire and Carlisle Fire & Rescue). Ron made a motion to approve the Service Agreement with the Carlisle Fire Department Companies. Rick seconded, and the vote in favor was unanimous.

The Township was awarded a grant to install sidewalks, streetscaping, etc in the Boiling Springs Village area. Tom made a motion to approve the agreement with DCED. Duff seconded, and the vote in favor was unanimous.

The Day at the Lake event is planned for August 10, 2019. A request was submitted to close a portion of Front Street. Duff made a motion to authorize Cory to contact Penn DOT to close Front Street from August 9 at 8:00 pm to August 10 at 8:00 pm. Rick seconded, and the vote in favor was unanimous.

The State Police Arrest Report for March 2019 was submitted.

PUBLIC INPUT:

Doug Gale, 31 Derbyshire Drive, asked if there would be any changes with Advanced Disposal since Waste Management bought the company. Duff said the Township has an approved contract so nothing will change.

Bill Reisinger, 642 Lindsey Road, asked about the construction along Petersburg Road. Ron said they are beginning construction on the Morgan's Crossing Development previously approved. Mr. Reisinger also commented about a new house built on Lindsey Road, and that there has been ponding water since the house was built. Cory said the Township has received a call about flooding in that area and are reviewing it.

SUPERVISORS DISCUSSION:

There was no discussion.

BILLS FOR PAYMENT:

Rick made a motion to pay the bills. Duff seconded, and the vote in favor was unanimous.

ADJOURNMENT:

Ron made a motion to adjourn at 6:50 pm. Rick seconded, and the vote in favor was unanimous.

WITNESS:

**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