

## MINUTES

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

**JULY 29, 2021**

**PRESENT:** BRYAN GEMBUSIA – RICK REIGHARD, RON HAMILTON, SHELLY CAPOZZI, DUFF MANWEILER - SUPERVISORS, Cory Adams – Manager, Jarrett Sweeney – Assistant Manager, Tim Duerr – Zoning Officer, Brian O’Neill – Engineer, Sandy Quickel – Recording Secretary, Bryan Salzmann – Solicitor, Ed VanArsdale, Tim & Jeannie Berndt, Mike Meredith, Carl Bert, William Wirl, Michael Wadel, Tracy Aichele, Ralph Vorhees, Mickey Thompson, Linda Larson, Phyllis Zimmerman.

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 noted that an Executive Session was held from 5:00 to 6:00 pm to discuss real estate. Another Executive Session will be held after the meeting to discuss personnel.

**MINUTES: 07/08/2021 (Regular Meeting):**

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

**MINUTES: 07/15/2021 (Road materials bid opening):**

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

**PUBLIC INPUT:**

There was no public input.

**#2020-0034 JJC INVESTMENT PROPERTIES, LLC – Conditional Use Public Hearing:**

The hearing was opened. The applicant would like to continue the hearing on August 26, 2021. Rick made a motion to table the hearing until August 26, 2021 per the applicant’s request. The hearing was closed.

**#2021-0005 IRON FORGE STORAGE – Conditional Use Public Hearing:**

The hearing was opened. A court stenographer was present and the transcript will be the official record. The hearing was closed. There was no public input. The plan was approved by unanimous vote.

**ORDINANCE #2021-06 SPEED LIMIT (LOGISTICS DRIVE) – Public Hearing:**

The hearing was opened. Brian O. said this ordinance establishes a 35 mph speed limit on Logistics Drive. There was no public input. The hearing was closed. Duff made a motion to approve Ordinance #2021-06, as presented. Shelly seconded, and the vote in favor was unanimous.

**ORDINANCE #2021-07 NUISANCE – Public Hearing:**

The hearing was opened. Cory explained that this ordinance amends the current ordinance and appeals some outdated ordinances. There was no public input. The hearing was closed. Rick made a motion to approve Ordinance #2021-07, as presented. Duff seconded, and the vote in favor was unanimous.

**BID AWARD – Road Materials:**

Cory explained that this bid is for the yearly road materials. Shelly made a motion to award the bids to the lowest bidder, as noted. Ron seconded, and the vote in favor was unanimous.

**#2021-0006 CAMBRIA PLACE – PRELIMINARY LAND DEVELOPMENT:**

Ed Van Ardsdale and Mickey Thompson were present for the plan. The applicant is proposing to consolidate existing lots 1 and 1A along Sprint Drive into a 41.4 acre parcel to be developed according to the 1201 Walnut Bottom Road Master plan. This plan proposes the residential portion consisting of 60 townhomes, 7 apartment buildings containing 336 units, and a clubhouse. The property is at 1201 Walnut Bottom Road. Mr. Van Ardsdale said that the buildings will be 4 stories tall. Mr. Salzmann referenced the Developer's Agreement. It is a 3 party agreement between Walnut Bottom Road LLC, South Middleton Township, and South Middleton Township Municipal Authority. The agreement deals with infrastructure, a Letter of Credit, and wastewater issues at Pump Station #2 with Carlisle Borough.

**SALDO modifications:** Use of alleys, Use of private streets, Landscape islands every 10 spaces, Sidewalks, Use of slant curbs, Use of stormwater retention facilities within Wellhead Protection Zone 3. Shelly made a motion to approve the modifications. Ron seconded, and the vote in favor was unanimous.

**ZONING ORDINANCE modifications:** Building density and dimensional standards, Parking access, corner condition, multimodal design, & Bicycle parking – location. Duff made a motion to approve the modifications. Rick seconded, and the vote in favor was unanimous.

Ron made a motion to approve the Developer's Agreement. Shelly seconded, and the vote in favor was unanimous.

Rick made a motion to approve plan #2021-0006, subject to staff comments and the Developer's Agreement. Duff seconded, and the vote in favor was unanimous.

Ron added that a hearing at the District Justice's office will be held on September 2, 2021 citing high grass. Mr. Thompson said he has someone scheduled to cut it every 2-1/2 weeks.

**EMERGENCY SERVICES REPORT:**

The report was accepted, as submitted.

**RECREATION REPORT:**

Ron noted that National Night Out will be held on August 3, 2021 at 6:00 pm at Spring Meadows Park. The State Police will have horses and a helicopter present. He said there will be food/ice cream. Cory stated that Trick or Treat will be held on October 31, 2021. The Township will not hold the Senior Expo this year due to COVID-19 issues. Rick asked if the Seven Gables Park is being occupied by homeless people. Cory replied yes, there is about the same amount of people as before. Kurt is working with the State Police on this issue.

**PUBLIC WORKS/ROAD REPORT:**

The report was accepted, as submitted. Cory stated that the crew has been busy mowing problem intersections. The State Police have helped with traffic control at the Rt. 74 and Ridge Road intersection while the crew trimmed brush and trees. The Road Department is marking locations for speed humps on the village streets. Rick asked if the developer has done anything about the hedge at Rt. 74 and York Road. Brian O. said he will have to visit the site to see if anything has been trimmed.

**SOLICITOR REPORT:**

Mr. Salzmann gave an update on the sale of the Carlisle Airport. The Township expects to close on the property on September 30, 2021. The seller has reduced the purchase price from \$3.5 million due to previous grants over the years, so the acquisition cost will be \$2.88 million. Projects that will need to be addressed include lighting, hangars for people to rent, and the need for an extension to the taxiway. Two grants area available to the Township for funds. A grant through Penn DOT's aviation department is for \$3 million. The second grant is through ARPA funds from the Township and County. To cover the cost of the projects above grant funding, the Township has secured municipal financing at a rate of 3.25%.

Ron made a motion to approve the second amendment of sale reducing the cost to approximately \$2.88 million. Shelly seconded, and the vote in favor was unanimous.

Shelly made a motion to approve Resolution #2021-16 approving the Bank Financing Proposal with F&M Trust. Ron seconded, and the vote in favor was unanimous.

Duff made a motion to approve the L.R. Kimball Boundary Survey in the amount of \$24,665. Rick seconded, and the vote in favor was unanimous.

Rick made a motion to request ARPA funds through the County in the amount of up to \$2 million. Duff seconded, and the vote in favor was unanimous.

**ENGINEER REPORT:**

Traffic Planning & Design (TPD) is designing Phase 1 of the Boiling Springs Improvement project. The Township has been discussing Phases 2A & 2B on Front Street. Part of the concept for Front Street includes making Front Street a one-way street. A concept that was presented was a "mini roundabout" at the intersection of First and Front Streets. TPD has an addendum to the contract to investigate the feasibility of a roundabout to incorporate into Phase 1. Ron made a motion to approve the amended contract with Traffic Planning & Design to increase the fee by \$8,800 to investigate the feasibility of a mini-roundabout at Front and First Streets. Shelly seconded, and the vote in favor was unanimous.

The following Stormwater Management Operation & Maintenance Agreements have been submitted for approval:

Plan #2020-0035 Cumberland Crossing Cottages Expansion

Plan #2020-0036 Forgedale Crossing Section 10A

Plan #2020-0037 Lot 10 Westminster Drive

Shelly made a motion to approve the agreements submitted. Ron seconded, and the vote in favor was unanimous.

The applicant for the Cumberland Hospitality plan has submitted an as-built plan, so Brian O. has recommended that the security be released. Duff made a motion to approve release of security for the Cumberland Hospitality plan (#2019-0029). Rick seconded, and the vote in favor was unanimous.

A lease agreement with the Stamys (J & I Limited Partnership) for the extension of the Letort Regional Authority trail from South Spring Garden Street to Heisers Lane has been submitted for consideration. Rick made a motion to approve the lease agreement for the trail from J & I Limited Partnership. Duff seconded, and the vote in favor was unanimous.

Brian O. noted that he previously requested a reduction in speed on Forge Road. Penn DOT will reduce the 50 mph to 35 mph. The 50 mph speed limit will end at Lindsey Road. The passing zone will also be removed.

#### **COMMUNITY DEVELOPMENT REPORT:**

The applicant for the Keystone Fieldhouse plan (#2019-0013) has granted a 90-day time extension to act on the plan. Ron made a motion to approve the time extension as requested. Shelly seconded, and the vote in favor was unanimous.

Mike Wadel presented a waiver request for MBC Carlisle sketch plan #2021-0014. The property is at 346 York Road and the applicant would like the Board to re-review their request. Mr. Wadel was at a previous meeting asking for the waiver request, but it was not approved since the use of the property was unknown. Mr. Wadel said the owner proposes to subdivide a 2-acre lot. With access to Forge Road. The applicant agrees to having a retail business or service at the site. A traffic volume of 750 trips per day is anticipated. Rick asked how 750 trips would be factored since the use is not known. Staff does not think it is a good idea to allow development within the flight path of the airport. Another concern is that traffic volume is based on studies and counts, but does not reflect the actual numbers once a use is in operation. The Board unanimously agreed that they are not in favor of the waiver request. Rick made a motion to deny the waiver request for MBC Carlisle. Duff seconded, and the vote in favor was unanimous.

The decision for the Shree Hari Real Estate Conditional Use has been drafted for Board signatures.

#### **MANAGER REPORT:**

The Township was granted a \$15,000 grant to offset recent and on-going costs related to the acquisition of the Carlisle Airport, planning for future development, and possible changes to the zoning at that location. Shelly made a motion to approve the County Planning Grant Agreement. Ron seconded, and the vote in favor was unanimous.

The Airport Operations Manager job description is ready for approval. This job description will establish the duties and what will be needed once the Carlisle Airport is purchased. Duff made a motion to approve the Airport Operations Manager job description. Rick seconded, and the vote in favor was unanimous.

The July 2021 COG Board of Delegates meeting information is included for review.

**PUBLIC INPUT:**

Mike Meredith, Park Drive, told the Board that they did an excellent job on the Carlisle Airport presentation. He asked if presentations could be done like that when approving plans. He said that the audience could not see what is being proposed when a plan is discussed. Bryan G. said that the Board/staff are trying to get back to normal with meetings since COVID restrictions were relaxed. He said we will try better. Mr. Meredith asked about suggestions/comments regarding the park master plan. Brian O. said comments can be made on the Township website. Jarrett said all comments go to JMT (the park master plan consultant).

Ralph Vorhees, Boxwood Lane, commented on problems with billing with Waste Management. He said he keeps receiving invoices and a 30-day past due invoice. He pays his bill electronically. Bryan G. said there has been some issues since Advanced Disposal was bought by Waste Management. Staff will look into his issue.

**SUPERVISORS DISCUSSION:**

Duff asked about the tree ordinance. Brian O. replied that he plans to update the SALDO in the fall and will include it in the ordinance. Duff said the main goal is to preserve trees.

**BILLS FOR PAYMENT:**

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

Bryan made a motion to adjourn to Executive Session at 7:40 pm. Shelly seconded, and the vote in favor was unanimous.

**ADJOURNMENT:**

Rick made a motion to adjourn at 8:30 pm. Shelly seconded, and the vote in favor was unanimous.

**WITNESS:**

---

Sandra A. Quickel, Secretary

**SOUTH MIDDLETON TOWNSHIP  
BOARD OF SUPERVISORS:**

---

Bryan A. Gembusia, Chairman

---

Shelly L. Capozzi, Vice Chairwoman

---

Walter G. Reighard, Member

---

R. Duff Manweiler, Member

---

Ronald P. Hamilton, Member