

MINUTES

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

OCTOBER 13, 2016

PRESENT: BRYAN GEMBUSIA, TOM FALEY, RON HAMILTON, RICK REIGHARD, DUFF MANWEILER – SUPERVISORS, Mike Scherer – Acting Solicitor, Cory Adams – Manager, Jarrett Sweeney – Assistant Manager, Brian O’Neill – Engineer, Tim Duerr – Zoning Officer, Sandy Quickel – Recording Secretary, John Madden, Barb & Jeff Smith, Carol Shetter, Doug & Helen Gale, Thomas Godfry, Randy Varner, Jeff Barnes, Tina Gutshall, 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 turn off cell phones.

MINUTES: October 13, 2016 (Regular Meeting):

Rick noted a change on Page 3. He said to remove the words “Rose Drive” from the “Rose Drive York Road to Trindle Road Connector” plan discussion. Rick made a motion to approve the minutes with this change. Ron seconded, & the vote in favor was unanimous.

PUBLIC INPUT:

There was no public input.

#2016-0011 KEYSTONE FOUNDATION REPAIR – Minor Final Development:

The applicant proposes to construct a 1,812 s.f. building addition onto the current building at 433 Zion Road. The existing development was developed under Plan #01-23 (Carlisle Forest Products) which created the conservation area to the rear of the property. The area of the addition is currently in grass, and modifications are proposed to the existing stormwater management basin to accommodate the additional runoff. The current stormwater management pond is overgrown and not being maintained. The vegetation should be removed, and it should be verified that the existing basin is functioning properly. Tom suggested waiting until the pond is functioning.

Modifications: Preliminary Plan, Storm drain profiles, EIA Report, Landscape Plan, Certification of wetlands, & Curbs & Gutters. Tom made a motion to approve the modifications. Duff seconded, & the vote in favor was unanimous.

Tom made a motion to approve #2016-0011, subject to the applicant’s acceptance of staff comments and subject to the stormwater management pond being cleaned up to the Township Engineer’s satisfaction. Rick seconded, & the vote in favor was unanimous.

#2016-0012 SMITH FARM – Final Minor Subdivision:

The applicant proposes to subdivide a 90 acre parcel into two parcels (25 acres & 64 acres). The property is located on South Spring Garden Street & Baltimore Street (Carlisle Borough). This plan was approved by Carlisle Borough. Lot #2 will be sold and Lot #1 will be the residual. The Carlisle United Methodist Church intends to construct a new church on the 25 acre parcel. Duff commented on the waiver of recreation fees. He said that normally, with churches, the Township asks to use a gym or athletic fields for Township games/events. Jeff Barnes, church representative, agreed to allowing the Township use of fields/gym in lieu of paying recreation fees.

Modifications: Preliminary Plan, Recreation Fees, EIA Report, Letort Regional Authority Review, Stormwater Management Plan, Grading Plan, Landscape Plan, & Traffic Impact Studies. Duff made a motion to approve the modifications, subject to the church allowing use of their facilities in lieu of paying recreation fees. Rick seconded, & the vote in favor was unanimous.

Rick made a motion to approve plan #2016-0012, subject to the applicant's acceptance of staff comments. Ron seconded, & the vote in favor was unanimous.

#2016-0019 CROCK & HENDRICKSON – Final Minor Subdivision:

The applicant proposes to reconfigure the lot line between two existing lots. The existing lots are 16 acres with a house and barn, and 6 acres with no dwellings. The lots will be re-configured such that a 2.86 acre lot will contain the house and barn, and the remaining 19.37 acre lot with no buildings proposed. The property is at East Springville Road & York Road. John Madden was present to discuss the plan. Rick noted that this is a terrible intersection and asked if future development is proposed. Mr. Madden said the lot will be a farmette, and that he doesn't see any future development under the current ordinance. Rick asked if Shughart & E. Springville could be realigned. Mr. Madden presented other sketch ideas to the Board.

Rick made a motion to table this plan until the October 27, 2016 meeting in order for Mr. Madden to discuss realignment alternatives with the owner. Bryan seconded, & the vote in favor was unanimous.

SOLICITOR REPORT:

No report was given.

ENGINEER REPORT:

Brian stated that Penn DOT is replacing the bridge over Hunter's Run on Rt. 34. The Appalachian Trail crosses the bridge. The Appalachian Trail Conservancy (ATC) and the National Park Service have requested that Penn DOT place a barricaded sidewalk on the bridge for the trail. Penn DOT is willing to do so, but wanted the ATC to assume maintenance responsibilities. The ATC said that the trail is not used a lot in the winter, and wouldn't take responsibility. They suggested that Penn DOT ask the Township to assume maintenance responsibility. The agreement states that the Township would be responsible for year-round maintenance. The Township would also indemnify Penn DOT and assume all liability. Tom feels the Township would be liable if someone would be injured while on the trail. Tom made a motion to not accept the maintenance agreement for a sidewalk on the bridge over Hunter's Run. Ron seconded, & the vote in favor was unanimous.

Duff made a motion to approve a time extension until December 20, 2016 for the Union Quarries plan (#2016-0003). Tom seconded, & the vote in favor was unanimous. The Quarry is waiting for their Mining Permit.

A follow-up meeting with Steve Tiley and Rob Frey will be set up to discuss the Limestone Creek rezoning issue.

PLANNING/ZONING/CODES ENFORCEMENT REPORT:

No report was given.

MANAGER REPORT:

The restoration work on the Iron Furnace has been completed.

Sandy & Cory attended the 101st convention of the Cumberland County Association of Township Officials last week. Both will no longer be CCATO officers.

The 2017 Budget process has begun.

PUBLIC INPUT:

There was no public input.

SUPERVISORS' DISCUSSION:

Rick asked for an update on the Lindsey Road widening project. Cory stated that Russ Yinger will be speaking to the property owners along the road about widening it.

BILLS FOR PAYMENT:

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

ADJOURNMENT:

Tom made a motion to adjourn the meeting at 6:38 p.m. Duff seconded, & 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