

MINUTES

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

OCTOBER 9, 2014

PRESENT: BRYAN GEMBUSIA, TOM FALEY, RICK REIGHARD, RON HAMILTON, DUFF MANWEILER – SUPERVISORS, Cory Adams – Manager, Brian O’Neill – Engineer, Tim Duerr – Zoning Officer, Sandy Quickel – Recording Secretary, Nita Cook, Cindy Dunbar, Bette Szablewski, Russell Highland, Del Hawbaker, Jack & Vonnie Bailey, Kevin & Kathy Rogers, George Mallios, Doug & Helen Gale, John Madden, Carol Shetter, Justin Doty, Carl Petersheim, Annie Reynolds, Joe Cress – “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 & to turn off cell phones. He also announced that an Executive Session was held at 5:00 pm. The topic of discussion was litigation.

MINUTES: September 25, 2014 (Regular Meeting):

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

PUBLIC INPUT:

There was no public input.

#2014-0012 GEORGE & TESSIE MALLIOS - Conditional Use Public Hearing:

The hearing was continued. John Madden represented Mr. and Mrs. Mallios. The applicants are requesting conditional use approval to construct a 22 unit garden apartment complex in two buildings with a third building to be used as storage for the apartment units. The property is located on Fairfield Street. Mr. Madden presented a drawing showing the driveway placements, apartment elevation, screening, and discussed traffic concerns. Mr. Russell Highlands, 30 Fairfield Street, asked if the bocce courts at the Trindle Inn will be used by the apartment tenants. He feels the plan does not fit into the neighborhood, but it meets the zoning requirements. Mr. Madden stated that the driveway will be shifted 5-10 feet in the other direction so they do not shine in the houses. Kevin Rogers, 31 Fairfield Street, purchased his house two years ago, and stated that Fairfield Street already has a heavy traffic. He said the State Police frequently travel the road and motorcycles race on it. He said it is also difficult to make a left onto Trindle Road from Fairfield Street or onto York Road. Mr. Rogers also asked where any overflow guest parking will be, and said that he feels the property values will be downgraded. Carl Petersheim, 15 Fairfield Street, asked if the zoning is set in stone or if anyone challenges the

zoning districts. Bryan explained the process when reviewing the zoning districts. Mr. Petersheim asked about the drainage on the triangular lot. Mr. Madden said that the property will be regraded and a stormwater management plan will be completed with two stormwater ponds on the site. Mr. Petersheim asked if the apartments could be rented exclusively to people 50 years or older. Bryan stated that the Board cannot make that a condition of approval. Mr. Petersheim asked if the radar speed limit sign could be placed along Fairfield Street. Bryan said yes, and that the sign will provide a count of the vehicles and the speeds traveled. The Township can also contact the State Police to patrol the road for speeders. Vonnie Bailey, 19 Fairfield Street, said that she has no problem with Mr. Mallios, but feels the buildings look like a hotel. Mr. Rogers mentioned the overflow parking issue again. Duff asked if 6 more parking spaces could be added. Mr. Mallios indicated that is acceptable to him. Tom asked about the screening issue. Mr. Madden said the driveways could be realigned instead of planting trees.

Tom made a motion to approve #2014-0012, subject to the applicant's acceptance of staff comments, adding 6 more parking spaces, realigning the driveways, and removing the bocce court and gravel area at the Trindle Inn. Ron seconded, & the vote in favor was unanimous. The hearing was closed.

#2013-0008 CARLISLE CHURCH OF THE BRETHREN IN CHRIST CHURCH – Final Minor Land Development:

Justin Doty represented the plan. The applicant proposes to construct Phase II of the previously approved conditional use application. This will be a 7,388 s.f. addition to the existing building, the parking will be reconfigured and additional parking areas will be added. The property is located along Walnut Bottom Road. Mr. Doty said the applicant has their NPDES permit. Tom asked about the permeable material that will be used in the parking lot. He asked if the material is to be swept twice a year. Mr. Doty replied yes, and that the church will have a maintenance agreement with the Township regarding this issue.

Modifications: Preliminary Plan, Landscape Architect Certification on Landscape Plan, Vehicular Parking Spaces – islands every 10 spaces, Sidewalks, Curbs & Gutters, and Street Trees. Tom made a motion to approve the modifications as requested. Duff seconded, & the vote in favor was unanimous.

Tom made a motion to approve #2013-0008 subject to the applicant's acceptance of staff comments, and the approval of the maintenance agreement regarding the permeable material. Ron seconded, & the vote in favor was unanimous.

#2014-0014 CROCK & HENDERICKSON – Final Minor Subdivision:

This plan was tabled.

SOLICITOR REPORT:

No report was given.

ENGINEER REPORT:

Brian had numerous updates on miscellaneous projects/items.

PLANNING/ZONING/CODES ENFORCEMENT REPORT:

Consensus was given to advertise a public hearing for the Goodman Logistics Center Conditional Use plan.

MANAGER REPORT:

Cory stated that the Township was successful in obtaining a Regional Connections grant from the Tri-County Regional Planning Commission in the amount of \$47,840 for reviewing, studying, and survey work concerning the sidewalks in the Boiling Springs.

Staff has begun working on budget preparations for 2015.

Rick, Sandy, and Cory attended the CCATO convention on October 2. Cory and Sandy were both re-elected to their positions, as President and Secretary, respectively on the Committee.

PUBLIC INPUT:

There was no public input.

SUPERVISORS' DISCUSSION:

There was no discussion.

BILLS FOR PAYMENT:

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

Bryan made a motion to adjourn to Executive Session at 7:30 p.m. Tom seconded, & the vote in favor was unanimous.

EXECUTIVE SESSION:

The topic of discussion was litigation and personnel.

Members reentered regular session at 8:20 p.m. Duff requested Board approval of \$3,000.00 to the Bubbler Foundation towards the Labor Day fireworks. Bryan made the motion, Tom seconded, and the vote in favor was unanimous.

ADJOURNMENT:

Bryan made a motion to adjourn the meeting at 8:30 p.m. Tom 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