

MINUTES

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

APRIL 24, 2014

PRESENT: BRYAN GEMBUSIA, TOM FALEY, RICK REIGHARD, DUFF MANWEILER, RON HAMILTON - SUPERVISORS; Richard Mislitsky – Solicitor, Cory Adams – Manager, Jarrett Sweeney – Assistant Manager, Brian O’Neill - Engineer, Tim Duerr – Zoning Officer, Sandy Quickel – Recording Secretary, Donald Baker, Donald L. Baker, John Snyder, Bette Szablewski, Nita Cook, Cindy Dunbar, Jeff Straub, Sam & Diane Hollinger, Doug Gale, Angela Stever, Bronwyn Stever, Jim Hocker, Annie Reynolds, Carol Shetter.

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 meetings are recorded and to turn off cell phones.

MINUTES: 04/10/14 (Regular Meeting):

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

PUBLIC INPUT:

Diane Hollinger, 10 Flagstone Drive, discussed an issue with a neighbor riding a motorcycle in the swale. The riding is causing constant noise & dust. Tom asked if the swale is on the Hollinger’s property. Mrs. Hollinger replied it is on the neighbor’s property. Rick asked the Hollingers if they approached their neighbor regarding this issue. Mrs. Hollinger replied that they have not – they wanted to see if the Township had a noise ordinance. Bryan suggested asking the neighbor to limit the riding time to a certain day/hour(s). The Hollingers will talk to their neighbor to see if this issue can be resolved.

#2014-0006 IRON FORGE EDUCATIONAL CENTER – Conditional Use Public Hearing:

Mr. Mislitsky opened the hearing & stated the procedure. Jim Hocker from Derck & Edson, and Jeff Straub from Crabtree Rorhbaugh Architects, represented the plan. The applicant is requesting conditional use approval for the purpose of renovating the Iron Forge Educational Center. An addition will be constructed to the existing building with additional parking. The property is at 4 Forge Road, Boiling Springs. Mr. Hocker stated that the property is in the RM Zoning District, and that the Planning Commission recommended approval of the plan. The renovation is being done to comply with code requirements, safety issues, and an expansion of the sprinkler system. Brian noted the three modifications requested. Tom asked if the 25 foot wide interior drive between the parking rows is sufficient. Mr. Hocker yes, and that it has been

designed to be 26 feet between the rows. Ron said he will meet with the school representatives to discuss emergency vehicle issues. Rick asked if there will be removable bollards at the emergency access. Mr. Hocker said a swing gate will be used instead of the bollards. There was no public input.

Modifications: Minimum lot size of 80 acres (proposed lot size is 61.57 acres); 100 foot minimum front, side and rear building setback; and No parking permitted within the 100 foot building setback. Tom made a motion to approve the modifications. Ron seconded, & the vote in favor was unanimous.

Tom made a motion to approve plan #2014-0006, subject to staff comments. Ron seconded, & the vote in favor was unanimous. The hearing was closed.

ORDINANCE #2014-05 (WEED & VEGETATION) – Public Hearing:

Mr. Mislitsky opened the hearing. No action will be taken on this ordinance. Rick made a motion to withdraw the ordinance. Duff seconded. Doug Gale, Derbyshire Drive, asked if the revised ordinance is to be removed. Duff stated that there is still an ordinance in effect. The ordinance will be revised for approval at a later date. The vote in favor was unanimous. The hearing was closed.

EMERGENCY SERVICES REPORT:

The report was accepted, as presented.

RECREATION REPORT:

Rick asked what “buildology” was that was mentioned in the Parks & Recreation Minutes. Cory said it is a Lego camp. Rick asked about not obtaining the fourth musical group for the concert in the park series. There are 3 groups instead of 4. Rick said he may have a suggestion for the fourth group.

PARKS & FACILITIES REPORT:

The report was accepted, as presented.

ROAD DIRECTOR REPORT:

Bryan noted that the cinders are being swept up off the roads.

Rick asked if the Logan Drive water run-off problem was resolved. Brian & Russ visited the site & have not decided on a course of action.

The report was accepted as, submitted.

SOLICITOR REPORT:

No report was given.

ENGINEER REPORT:

John Snyder, RGS Associates, was present to discuss a change in the Summerbridge, Phase 1 plan (#2014-0007). Brian explained that when the conditional use was approved, there was a specific condition that any subsequent plan designed & submitted must be consistent with the

plans submitted with the conditional use and preliminary plan. The applicant is now proposing some changes to Phase 1 of the Final Land Development plan. The building design has changed. Instead of each unit having its own entrance, the buildings have two rear entrances and three front entrances. Due to this change, some parking and buildings have shifted. Brian said there will be 96 units, instead of 90 units. The overall density will remain the same. Mr. Snyder said that the buffer between the Summerfield Development will remain the same. Ron asked about the number of parking spaces, and noted that there are more units in the revised phase, but less parking spaces. Mr. Snyder stated that a certain area was overparked, and that there are still external garages and the number of internal garages stayed the same. Rick questioned the impervious coverage. Brian stated that the stormwater management system will be currently over-designed at the beginning of Phase 1, but when the entire site is developed, it will catch up with the entire site. Tom asked when construction will begin. Mr. Snyder replied that the applicant would like to begin at the end of this year. Mr. Mislitsky advised the Board that they must agree if the new plan is consistent with what was approved at the conditional use approval. Rick made a motion to waive the relevant portions of the agreements made during the conditional use proceedings but only to the extent of the changes continued in RGS Associates letter dated 3/25/14, and with respect to the approved density, from 96 units instead of 90 units, as previously approved. Tom seconded, & the vote in favor was unanimous.

A request was received to relocate a driveway on Petersburg Road at 406 Petersburg Road. Although the driveway would be moved down a hill, the driveway is the second driveway to access a parking area for a trailer. So it won't be used frequently. Duff made a motion to approve an access spacing waiver for 404 Petersburg Road conditioned upon removal of the existing driveway at 406 Petersburg Road. Tom seconded, & the vote in favor was unanimous.

Brian & Ron met with the representative from Ames True-Temper regarding their request to restrict parking along True Temper Drive. Their concern was safety at the entrance to the parking lot when trucks are parked along the road. Brian suggested restricting parking at the entrances to avoid the conflict. Consensus was given to proceed with a No Parking Ordinance on True Temper Drive. Duff asked if Ames True-Temper will pay for the no parking signs since they requested them. Rick suggested asking them to pay for the signs. Brian will ask them if they will pay for the signs.

The Letter of Credit was called in for the Spring Court plan (#05-20). Brian has discussed having the HOA complete the remaining items on the plan. One item is landscaping – not all of it was planted. The HOA have requested eliminating or substituting some of the landscaping on the plan. The landscaper is also making some suggested substitutions. Rick made a motion to authorize Brian O'Neill to work with the HOA to approve changes to the landscape plan for the Spring Court plan (#05-20). Tom seconded. Duff asked Brian if the HOA agreed to the changes. Brian replied that he will send them a copy of the plan and get confirmation if they agree to the changes. The vote in favor was unanimous.

PLANNING/ZONING/CODES ENFORCEMENT REPORT:

Tim stated that the Carlisle Investment Properties, Inc. Conditional Use Decision is ready for signing. Solicitor Mislitsky stated that he has some changes to the decision, & that it should be revised.

MANAGER REPORT:

The Boiling Springs Triathlon Committee requested certain street closures for their event to be held on August 9, 2014 at 7:00 a.m until noon the same day. The Committee has submitted their insurance certificate and will apply to Penn DOT for their approvals. Ron made a motion to approve the Boiling Springs Triathlon route street closures. Duff seconded, & the vote in favor was unanimous.

The Carlisle Bus Circulator bus will begin its route on April 28. The contributing stakeholders will meet with the Capital Area Transit to review the progress of the three-year pilot period.

The Spring Meadows Park Master Plan meeting was held on April 17.

The March Criminal Arrest Report from the Pa. State Police is available for review.

Russ, Sandy, and Cory attended the PSATS State Conference in Hershey last week. Cory supplied copies of resolutions adopted at the conference. SMT, North Middleton Twp, Middlesex Twp, Carlisle Borough, and the Carlisle Barracks won the 2014 Excellence in Intergovernmental Cooperation Award for the LeTort Spring Run Stormwater Shed Pilot Project.

The CapCOG Treasurer's report for March is available for review.

The Cumberland County Volunteer Firefighters Association will have a memorial dedication ceremony in honor of fallen firefighter on May 10 at 1:00 PM at the Cumberland County Public Safety Building.

The Harrisburg Chamber of Commerce Local Government Subcommittee is seeking candidates to serve on their subcommittee.

PUBLIC INPUT:

Bette Szablewski, Eastgate Drive, feels there is a need for a left-turn lane at Eastgate Drive & Walnut Bottom Road.

SUPERVISORS' DISCUSSION:

Duff noted that he will be absent at the May 8th meeting. Bryan said he will also miss this meeting.

Rick said he was approached by the owner of the Holly Woodcrafters building. The owner feels the Township should mow the grass on his property since vehicles park there for baseball games. Consensus was that the Township will not be mowing this property.

Ron introduced Don Baker, a member of the South Middleton Township Municipal Authority Board. Ron stated that there will be a mock drill held at the school next Wednesday at 1:30 pm. This drill is being held due to prom awareness and accidents. The coroner will be on-site, as well as a helicopter, emergency responders, etc.

BILLS FOR PAYMENT:

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

ADJOURNMENT:

Tom made a motion to adjourn the meeting at 7:08 pm. Ron seconded, & 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