

MINUTES

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

MAY 8, 2008

PRESENT: RICK REIGHARD, BRYAN GEMBUSIA, TOM FALEY, RON REEDER, JIM BAKER - Supervisors, Richard Mislitsky – Solicitor, Barbara Wilson – Manager, Jarrett Sweeney – Assistant Manager, Brian O’Neill – Engineer, Tim Duerr – Zoning Officer, Sandy Quickel – Secretary, Paul Wilson, Jake Wilson, Doug & Helen Gale, Michael Arnold, Lee Frey, David Thompson, Donald & Cathy Baker, Andrea Ciccocioppo – “The Sentinel”, Linda Franz - “The Patriot News”.

Chairman Reighard called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE:

Chairman Reighard led the audience in the pledge of allegiance.

MOMENT OF SILENCE:

A moment of silence was observed.

OPENING ANNOUNCEMENTS:

Chairman Reighard noted that the meeting is recorded & to turn off cell phones.

MINUTES: 04/24/08 Regular meeting:

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

04/29/08 Auditor’s meeting:

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

PUBLIC INPUT:

There was no public input.

#06-11C GEORGETOWNE – Conditional Use Public Hearing:

Mr. Mislitsky reconvened the hearing. This plan was tabled until June 12, 2008. The hearing was closed.

#07-12C MORGAN’S CROSSING – Conditional Use Public Hearing:

Mr. Mislitsky reconvened the hearing. This plan was tabled until June 12, 2008. The hearing was closed.

#08-01C RESIDENTIAL HOMES (JEFFERSON COURT II) – Conditional Use Public Hearing.

Mr. Mislitsky reconvened the hearing. This plan was tabled until June 12, 2008. The hearing was closed.

#07-14 SCOTT J. & ERIKA D. WILSON – Final Minor Subdivision:

Paul Wilson was present for this plan. The applicant proposes to subdivide one residential lot located off of Frost Road into two lots (24 & 13 acres). Mr. Wilson stated that a sketch plan was previously presented, and Zoning Hearing Board approval was granted.

Modifications: Preliminary Plan, Stormwater Management Plan, Landscape Plan, Shared access for residential lots, Financial Security & EIA report requirement from Ordinance 2000-02 (OLDS). Tom made a motion to approve the modification request. Ron seconded, & the vote in favor was unanimous.

Tom made a motion to approve #07-14, subject to the applicant's acceptance of staff comments. Bryan seconded, & the vote in favor was unanimous.

#08-02 WHEATSTONE – PHASE II – Final Subdivision:

This plan was tabled.

#08-07 OLD FORGE STATION – PHASE 1 – Final Subdivision:

Pam Fisher was present for this plan. This plan was previously approved as the Traditions of American (Anderson) plan. The parcel surrounds the Otterbein Church on Forge Road. This plan breaks up the 53 lots into 2 phases & the name of the plan was changed. Phase 1 will contain 26 lots & Phase 2 will contain 27 lots. Rick asked how the access for be affected. Ms. Fisher said that the accesses will be located as per the Board's previous request, as well as an emergency access on the cul de sac. There are no modification requests.

Tom made a motion to approve #08-07, subject to the applicant's acceptance of staff comments. Bryan seconded, & the vote in favor was unanimous.

#08-08 CARLISLE AIRPORT – Preliminary Land Development:

The applicant proposes to widen the runway from 40 ft. to 60 ft. wide by adding 10 feet on both sides. The airport is located along Petersburg Road. Tom feels this will increase the safety factor. Doug Gale, Derbyshire Drive, asked if the size of the aircraft will change. He was told no.

Modifications: Landscape Plan (there needs to be a clear area around runway), EIA Report (FAA Categorical Exclusion in lieu of), Traffic Impact Study (no increase in traffic proposed), Additional right-of-way & improvements, & Sidewalks. Bryan made a motion to approve the modifications & to request an additional 5 foot of right-of-way. Tom seconded, & the vote in favor was unanimous.

Tom made a motion to approve #08-08, subject to the applicant's acceptance of staff comments. Bryan seconded, & the vote in favor was unanimous.

#08-09 ALLEN DISTRIBUTION LOT #1 (Parking expansion) – Final Land Development:

Attorney Hubert Gilroy was present for this plan. The applicant proposes to construct a 125 trailer parking lot & a 1,950 s.f. office expansion at the existing facility on Allen Road. Mr. Gilroy said that this plan has received approval from the Township on their conditional use plan,

subdivision plan & preliminary land development plan. Dickinson Township has also approved the plan. The applicant is satisfied with staff comments.

Modification: Infiltration of stormwater. Tom made a motion to approve the modification. Bryan seconded, & the vote in favor was 4 to 0 (Ron abstained due to being Dickinson Township's Manager).

Tom made a motion to approve #08-09, subject to the applicant's acceptance of staff comments. Bryan seconded, & the vote in favor was 4 to 0 (Ron abstained due to being Dickinson Township's Manager).

SOLICITOR REPORT:

The Township has an Intermunicipal Water Service Agreement (Trammel Crow) that was adopted in August 2001. There is an issue on whether or not the agreement can be amended without the necessity of an ordinance & public hearing. Mr. Mislitsky feels that an ordinance needs to be adopted at a public hearing. The Solicitor for Dickinson Township is of the opinion that an ordinance is not needed. Consensus was given to Mr. Mislitsky to develop the ordinance & schedule a public hearing in June unless an ordinance is not needed as per discussions with Attorney Schorpp.

Bryan commented on the prevailing wage costs affecting the road paving bids. Tom noted the 3 proposed paving projects & what type of work will be performed. Jim suggested that if the paving projects become too costly, to eliminate the Whiskey Spring Road project. Tom said to proceed with all 3 projects & see what the bid prices will be.

ENGINEER REPORT:

Ron made a motion to approve a security reduction in the amount of \$88,148.43 for Westgate, Phases 5, 6, & 7 (#06-24). Tom seconded, & the vote in favor was unanimous.

Bryan made a motion to approve a security reduction in the amount of \$269,852.97 for Netherby, Phase 2 (#05-17). Ron seconded, & the vote in favor was unanimous.

Bryan made a motion to approve a security reduction in the amount of \$17,718.50 for Sable Chase (#06-01). Tom seconded, & the vote in favor

PLANNING/ZONING/CODES ENFORCEMENT REPORT:

Jim made a motion to approve a time extension until June 12, 2008 for the Georgetowne Conditional Use plan. Tom seconded, & the vote in favor was unanimous.

Jim made a motion to schedule a hearing for a zoning map amendment for June 26, 2008. Ron seconded, & the vote in favor was unanimous.

MANAGER REPORT:

The Tax Claim Bureau has contacted the Township regarding unsold property on Meals Drive. The property needs to be sold in order to get the property back on the tax roles. Jim made a motion to consent to the sale of this property. Bryan seconded, & the vote in favor was unanimous.

Tom made a motion to approve Resolution #08-05 closing Front, Second & Third Streets for Foundry Day on June 7th. Bryan seconded, & the vote in favor was unanimous.

William & Susan Alspaugh have requested a handicapped parking space be designated in front of their house on Front Street. Tom made a motion to approve the request for a handicapped parking space until their handicapped parking permit expires. Use of the parking space can be renewed if the permit is renewed. Ron seconded. Bryan added that the Alspaugh's should notify the Township if the space is no longer needed before the handicapped sign permit expires. The vote in favor was unanimous.

Union Fire Company extended an invitation to attend a meeting regarding fire services. Ron said that since the RESTF report will soon be completed, he feels that a meeting may be premature before the report is released. None of the Board is able to attend the meeting on May 14 & 21.

Barb noted that Bryan Gembusia has been to the Township to assess the computer issues & has not billed for any time yet.

PUBLIC INPUT (Non Agenda Items):

There was no public input.

SUPERVISORS' DISCUSSION:

Bryan stated that he has applied to be covered on the Township's health insurance policy starting July 1st. The Board acknowledged this request.

Rick would like to schedule a workshop meeting. It was decided that the workshop will be held on May 16 at 6:00 p.m. Rick mentioned the wind turbine draft ordinance – it does not address tax revenues. The Solicitor was authorized to send a letter to PSATS for more information on this issue.

Ron mentioned that the PSATS convention in Hershey starts Monday.

BILLS FOR PAYMENT:

Tom made a motion to pay the bills. Bryan seconded. Jim asked about a \$1,000 payment for maintenance supplies to Auto Supply of York. He wanted to know if they are in the Township. He was told they are on York Road. The vote in favor was unanimous.

ADJOURNMENT:

Tom made a motion to adjourn the meeting at 6:45 p.m. Ron seconded, & the vote in favor was unanimous.

ATTEST:

**SOUTH MIDDLETON TOWNSHIP
BOARD OF SUPERVISORS:**

Sandra A. Quickel, Secretary

Walter G. Reighard, Chairman

Bryan A. Gembusia, Vice Chairman

Ronald L. Reeder, Member

James N. Baker, Member

Thomas E. Faley, Member