

MINUTES

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

JUNE 26, 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 – Recording Secretary, Joanna Mallios, Elaine Mallios, Katherine Monsour, Charlie Mallios, Roy & Connie Traxler, Teresa & Grant Hockenberry, Steve McKenzie, Floyd Kuhn, Vick Mallios, Karol Kalbroth, Nockolas Mallios, Dan McClintock, Attorney William Adler, Lorie Cressler, Scott Shively, Urie Darhower, Leonard Kuhn, Dean Otto, Peter Dodds, David Thompson, Philip & Loraine Vogel, Rhonda Jansen, Matthew & Jillian Ramsey, Dan & Rese Isenberg, John & Faith Hoffman, Steve Keller, Raj & Nick Borgaonkar, Scott & Lisa Ramsey, Leroy Hicks, S. Ganeth Graham, Jane Mallios, Carol Shetter, Donald Group, Attorney Susann Morrison, Attorney Chuck Zaleski, Eric Stump, Kathy Rindon, Attorney Kurt Williams, Mark DeSouza, Amy Myers, Jon Becker, Ron Hamilton, Lou & Shelly Capozzi, Doug & Helen Gale, Wayne Yaw, Richard Zeigler, Mary Zeigler, Ed Butterworth, Bill & Leah Wirl, Wahnetaah Harvey, Lisa Thompson, Robert Diehl, Bruce Barner, Steve Mackey, Cindy Dunbar, Mark Julianna, Martha Green, Kurt Behner, Elena Vanlandingham, Roy Shenk, Richard Adams, Brad Antes, Peter Ostsowsy, Mark & Janet Hosey, Kathryn Rynard, Andrea Ciccocioppo - “The Sentinel”, David Blymire – “The Patriot News”.

The meeting was called to order at 6:00 p.m. by Chairman Reighard.

PLEDGE OF ALLEGIANCE:

The pledge of allegiance was led by Chairman Reighard.

MOMENT OF SILENCE:

A moment of silence was observed.

OPENING ANNOUNCEMENTS:

Chairman Reighard noted that the meetings are recorded, & to turn off cellular phones.

MINUTES: 06/12/08 (Regular Meeting)

Tom made a motion to approve the minutes. Bryan seconded, & the vote in favor was 4 to 0 (Jim was absent at this meeting).

06/18/08 (Road Materials Bid Opening)

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

PUBLIC INPUT:

There was no public input.

#08-03C WALNUT BOTTOM GROVE, LLC – Conditional Use Public Hearing:

Mr. Mislitsky opened the hearing & stated the procedure. A court stenographer was present & the transcript will be the official record. The next hearing will be July 31, 2008. The hearing was closed. Public input was taken.

Mary Zeigler, Allen Street, asked who would pay for the costs of the roads. Mr. DeSouza replied that he will pay for the construction of the road, but the Township would pay for the maintenance. She also asked about street light, number of school-age children, & how this development will affect the residents. There were no other comments.

#08-04C GROUP & GROUP (Midway Storage) – Conditional Use Public Hearing:

Mr. Mislitsky opened the hearing & stated the procedure. A court stenographer was present. The plan was approved subject to staff comments. The hearing was closed.

ORDINANCE #08-03 ZONING MAP AMENDMENT (Sandbank Road area) – Public Hearing:

Mr. Mislitsky opened the hearing & stated the procedure. A court stenographer was present & the transcript will be the official record. Tom made a motion to deny the rezoning request. Rick seconded. A roll call vote was taken & the vote was 3 to 2 to deny. (Tom, Jim & Rick voted to deny). (Bryan & Ron voted to approve the request). The hearing was closed.

#08-02S SKETCH – SOUTH MIDDLETON TOWNSHIP PUBLIC WORKS BUILDING:

Brian presented sketch drawings depicting the proposed Township public works building & additions to the existing Township office. The new building would be located behind the existing municipal building. The new building would include the garage, wash bay, sign shop, tool parts room, offices, & storage. Additions to the current building would include relocating Parks & Recreation Office & creating space for an emergency operations center, as well as additional storage space. Mary Zeigler, Allen Street, asked if there would be a lunch room for the maintenance workers. Brian pointed it out on the drawing. Janet Hosey, Hunter Road, asked why the Township needs to construct this project. She pointed out that people are cutting back due to rising oil & gas costs. She asked what type of heat systems is proposed & suggested using solar panels, if applicable. She also asked why the cost will be approximately \$4.2 million & why the garage bays need to be heated. Jim agreed with Mrs. Hosey. He said that this project does not have a unanimous decision to proceed. Tom also agreed, & feels that the project can be done in phases. Mary Zeigler commented that if the Township does not proceed, the prices will keep rising. She feels the project should proceed & to lock in at a fixed rate. Ron explained that the storage areas are full. Plans have to be kept forever even if some are copied electronically. The storage area in the garage is not safe & you have to climb a ladder to reach some files. He also noted that the Township does not purchase new vehicles every 5 years – they are kept for 15-20 years. Bryan asked Mrs. Hosey why she is asking about the project now. Two open houses were held on May 31 & June 2, & only 3 people attended. Mrs. Hosey said she just saw it on the agenda. Mary Zeigler asked how long the Township has been planning this project. Barb said since October 2004. Rick added that health & safety issues are not free & there are costs associated with Township services. Mr. Hosey thanked the Township for all that they do. A vote will be taken at the July 31st meeting on this project.

(BREAK)

BID AWARD – ROAD MATERIALS:

Jim made a motion to award the road materials bids, as recommended by the Roadmaster. Tom seconded, & the vote in favor was unanimous.

EMERGENCY SERVICES REPORT:

The report was accepted, as submitted.

RECREATION REPORT:

The report was accepted, as submitted.

ROADMASTER REPORT:

The report was accepted, as submitted. Rick asked about the lake cleanup project. Barb said that the project took longer than anticipated.

SOLICITOR REPORT:

The Solicitor requested an Executive Session after the meeting due to litigation. He also asked about the growth boundary concept. Brian will do a memo explaining this topic.

ENGINEER REPORT:

The following security reductions were reported:

<u>Plan Name</u>	<u>Amount of reduction</u>
DMM Enterprises (#03-12 & #03-34)	\$ 2,640.00
Holly Pike Animal Hospital (#06-06)	\$ 14,463.83
Carlisle Regional Medical Center (#03-41)	\$1,694,935.64

Jim made a motion to approve all three security reductions. Ron seconded, & the vote in favor was unanimous.

PLANNING/ZONING/CODES ENFORCEMENT REPORT:

Conditional Use Decisions are ready to be signed for George Mallios & Hooke & Suter.

Consensus was given to advertise conditional use hearings for Westmooreland & Bases Loaded Advanced Training Center for July 31, 2008.

The applicant for the Carlisle Farmer's Market Conditional Use plan has granted a time extension until July 31, 2008 to hold a hearing. Ron made a motion to approve the time extension. Tom seconded, & the vote in favor was unanimous.

MANAGER REPORT:

The Carlisle YMCA & Carlisle Regional Medical Center area sponsoring a 5K run in the Alexander Spring Road area. They are requesting a portion of Alexander Spring Road & additional roads in the area to be closed on August 22 from 6:00 to 7:30 pm. Traffic control will be provided by the State Police. Tom made a motion to approve the Township road closures, as requested. Bryan seconded, & the vote in favor was unanimous.

DISCUSSION – BUILDING PROJECT:

This was already discussed under the sketch plan.

PUBLIC INPUT:

Carol Shetter, Gutshall Road, thanked the Township for cutting the lilies along Rt. 174 & Ridge Road.

SUPERVISORS' DISCUSSION:

Bryan mentioned that the Cumberland County Planning Commission sent Mt. Holly Springs Borough a request to modify zoning a parcel off of Mill Street which is in SMT. The area is zoned Industrial & the Borough suggested rezoning it to Village.

Jim noted that racing was occurring at the dragstrip on Friday & Sunday. He said that there are 2 agreements – 1 with the residents & 1 with the Township. Brian said that the residents are taking the matter to court. Jim also suggesting finding a way to stop large trucks from crossing the hump back bridge. He also noted that the stormwater issue has been completed at Pop Warner's along Rt. 174. He stated that the Fire Police did a great job during the Memorial Day Parade, & would like to resolve the issue with the fire police.

Rick suggested reviewing Tim's comments on the Boiling Springs Livable Community.

BILLS FOR PAYMENT:

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

The meeting adjourned to Executive Session at 10:14 pm.

EXECUTIVE SESSION:

The topic of discussion was litigation.

Jim made a motion to adjourn the Executive Session & reconvene the public session at 10:20 pm. Tom seconded, & the vote in favor was unanimous.

Bryan made a motion to have the attorney sign stipulation #08-1234. Jim seconded, & the vote in favor was unanimous.

ADJOURNMENT:

Jim made a motion to adjourn the meeting at 10:22 p.m. Tom seconded, & the vote in favor was unanimous.

WITNESS:

Sandra A. Quickel, Secretary

**SOUTH MIDDLETON TOWNSHIP
BOARD OF SUPERVISORS:**

Walter G. Reighard, Chairman

Bryan A. Gembusia, Vice Chairman

Ronald L. Reeder, Member

James N. Baker, Member

Thomas E. Faley, Member