

MINUTES

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

JUNE 9, 2011

PRESENT: TOM FALEY – (absent), RICK REIGHARD, DUFF MANWEILER, BRYAN GEMBUSIA, RON REEDER – Supervisors, Barbara Wilson – Township Manager, Jarrett Sweeney – Assistant Manager, Brian O’Neill – Engineer, Tim Duerr – Zoning Officer; Sandy Quickel – Secretary, Doug & Helen Gale, Ron Stephens, Bob Grochalski, Bob Geist, Bob Beers, Charlie Mallios, Janet Nelson, Attorney Kurt Williams, John Madden, Karla Bear, Doug Brehm, Joe Cress – “The Sentinel”.

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

PLEDGE OF ALLEGIANCE:

Vice Chairman Reighard led the audience in the pledge of allegiance.

MOMENT OF SILENCE:

A moment of silence was observed for the passing of Joan Gonzalez, wife of Planning Commission member Tony Gonzalez.

OPENING ANNOUNCEMENTS:

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

#09-08 JEFFERSON COURT II – Preliminary Subdivision:

This plan was tabled.

#2009-0024 MORGAN’S CROSSING – Preliminary Subdivision:

This plan was tabled.

#2010-0027 CARLISLE FARMER’S MARKET REDEVELOPMENT – Preliminary Subdivision:

This plan was tabled.

MINUTES: May 26, 2011 (Regular Meeting):

Bryan made a motion to approve the minutes. Duff seconded, & the vote in favor was 3 to 0.

PUBLIC INPUT:

Karla Bear, 223 Pine Road, thanked the Township for cutting the weeds behind her property. She asked if anyone has looked at the flooding problem near her property. Rick replied yes. Bryan said he spoke with Mrs. Bear on this issue & looked at the stormwater pipes under the railroad track. He feels the water flow from this area may need to be slowed down (he cited how it helped an issue at Indian Hills). Mrs. Bear stated that another neighbor who owns 10 acres is elevating his driveway & feels this will change the water flow. Brian noted that a private individual can fill in an area in the floodplain. Brian will look at the option of installing a weir at the railroad underpass near Pine Road, as requested.

(Ron arrived at this time)

ENGINEER REPORT:

The applicant for the Parkview at Boiling Springs, Phase 1 (#2010-0015) has granted a 120-day time extension until October 11, 2011 to act upon the plan. Duff made a motion to approve the time extension. Bryan seconded, & the vote in favor was 4 to 0.

The Olde Forge Station, Phase 2 (#2010-0014) plan was approved in December 2010 but not recorded. The applicant is asking for a time extension until July 1, 2013 in order to record the plan. The reason for the extension is due to their bank not approving financing until 2012. Since the plan was approved in 2010, it falls under Act 46 & would be allowed to do this. Ron made a motion to approve the time extension. Bryan seconded, & the vote in favor was 4 to 0.

#2011-0004 DAVID J. & JOYCE A. RAUDABAUGH AND LARRY LEE & PATRICIA W. SNYDER – Final Subdivision:

Brian explained this 2 lot subdivision at Viewmore Drive & Greenview Drive. The applicant proposes to subdivide a 20 ft. strip off the back of two of the Raudabaugh's lots to combine with the existing lot of the Snyder's. The subdivision will allow 2 sheds onto the correct property. Ron asked if Lots A & B will transfer to the larger lot. Brian said yes.

Modifications: Stormwater Management Plan, Erosion & Sedimentation Plan, Grading Plan, Landscape Plan, Sidewalks, & Curbs & Gutters. Bryan made a motion to approve the modifications. Ron seconded, & the vote in favor was 4 to 0.

Brian made a motion to approve #2011-0004, subject to the applicant's acceptance of staff comments. Ron seconded, & the vote in favor was 4 to 0.

#2011-0005 FAIRVIEW STORAGE – AURORA CASKET – Preliminary/Final Land Development:

Attorney Kurt Williams presented this plan. The applicant proposes to construct a 4,160 s.f. addition to an existing building to provide warehouse space for an existing tenant (Aurora Casket). The property is located at Trindle Road & Fairview Street.

Modifications: Preliminary Plan, Landscape Plan, Sidewalks, & Curbs & Gutters. Bryan made a motion to approve the modifications. Duff seconded, & the vote in favor was 4 to 0.

Bryan made a motion to approve #2011-0005, subject to the applicant's acceptance of staff comments. Duff seconded, & the vote in favor was 4 to 0.

#2011-0007 ROBERT & MICHELLE GROCHALSKI – Sketch:

Attorney Kurt Williams, Doug Brehm, & Mr. Grochalski were present for this sketch plan. The site is located along Petersburg Road. The applicant proposes to subdivide 1 lot into 2 lots with the intention to build a smaller home on the 1 lot. There will be several waiver requests – 1 major waiver request is for shared driveway access. The current driveway location will not change. The 2 proposed lots will be approximately 4.4 acres & 7.0 acres. A variance will be needed for road frontage on Petersburg Road. The ordinance requires 90 feet, but if the frontage is split down the middle, only 80 feet can be obtained. Bryan noted that the sight distance is not bad at

the existing driveway site adding that the driveway is at the best location. Duff stated that a maintenance agreement will be needed between the 2 lot owners for the driveway. Brian suggested not granting the waiver on Stormwater Management Plan until he reviews the land development plan to see the slope of the driveway. Ron stated that he has a problem with a well on another person's property. Duff stated he has no problems with the proposed sketch. Rick asked if a new well will service the new house & leave the other one to service the barn. Mr. Gronchalski said that he has 2 wells on the property at this time. Mr. Williams stated that the variance request will be before the Zoning Hearing Board next Monday. Consensus was given to use the shared driveway concept.

SOLICITOR REPORT:

No report was given.

PLANNING/ZONING/CODES ENFORCEMENT REPORT:

Consensus was given to advertise a hearing for the Mayapple PRD (Fiddlers Restaurant/Mayapple Golf Links) for the purpose of installing a sign. The hearing will be held on June 30, 2011.

The decision for the Mayapple Revised Final PRD (walk-in cooler) is ready for signatures.

The SMTMA is requesting a waiver from the Zoning Hearing Board fee. They are seeking a variance for the construction of an antenna for the monitoring of the sewer & water systems (SCADA System) at Pump Station #3. Rick made a motion to approve the waiver of the fees. Bryan seconded, & the vote in favor was 4 to 0. Rick noted that all towers will eventually be remote controlled with this system.

MANAGER REPORT:

The procedure for the Building Codes Appeals Board is ready for approval. Duff made a motion to approve Resolution #10 of 2011 approving the Building Codes Appeals Board's procedure. Ron seconded, & the vote in favor was 4 to 0.

Carlisle Crossing has \$10,000 in security in place. New owners of the project want to discontinue the letter of credit & replace it with funds. They will sign a new security agreement, & also want the Township to sign a letter agreement as well. Bryan made a motion to approve the letter agreement as presented. Duff seconded, & the vote in favor was 4 to 0.

The Township's generator & old fuel tank will be taken to the COG auction in July. A reserve bid will be placed on the sale of the generator. The fuel tank will be sold as is. Rick asked if the Municipal Authority needs a generator. Ron asked Barb to contact Citizen's Fire Company to see if they are interested.

PUBLIC INPUT:

There was no public input.

SUPERVISORS' DISCUSSION:

Bryan noted that Boiling Springs has been designated as an Appalachian Trail Community & is the first community in Pennsylvania to be chosen for this honor. This means that Boiling Springs

is a trail friendly community & supports the trail & hikers. It was suggested that the Township purchase a sign for \$40.00 that commemorates this designation. Consensus was given to purchase a sign for \$40.00.

Duff suggested that the Westgate issue be placed on the next agenda. This will involve the impervious coverage exemption.

BILLS FOR PAYMENT:

Ron made a motion to pay the bills. Duff seconded, & the vote in favor was 4 to 0.

ADJOURNMENT:

Bryan made a motion to adjourn the meeting at 6:40 pm. Ron seconded, & the vote in favor was 4 to 0.

ATTEST:

**SOUTH MIDDLETON TOWNSHIP
BOARD OF SUPERVISORS:**

Sandra A. Quickel, Secretary

Thomas E. Faley, Chairman

Walter G. Reighard, Vice Chairman

Ronald L. Reeder, Member

Bryan A. Gembusia, Member

R. Duff Manweiler, Member