

**LOWER PAXTON TOWNSHIP
BOARD OF SUPERVISORS**

Minutes of Board Meeting held January 19, 2021

The meeting of the Board of Supervisors of Lower Paxton Township was called to order at 7:01 p.m. by Lowman S. Henry on the above date, at the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

Supervisors present in addition to Chairman Henry were Robin Lindsey, Chris Judd, Norman Zoumas, and Paul W. Navarro. Also in attendance were Bradley N. Gotshall, Township Manager, and Steven Stine, Solicitor.

Pledge of Allegiance

Mrs. Lindsey led the Pledge of Allegiance.

Approval of Minutes

Mrs. Lindsey made a motion to approve the minutes of the October 13, 2020, Budget, and Workshop meetings. Mr. Navarro seconded the motion. Mr. Henry called for a voice vote, and a unanimous voted followed.

Announcement

Mr. Henry announced that the Board members met in Executive Session before the meeting, and they would meet again afterward to discuss legal matters.

Public Comment

There was none.

Chairman and Board Member's Comment

Mrs. Lindsey announced that she, Mr. Navarro, and Mr. Zoumas attended the Capitol Region Council of Government's meeting.

Manager's Report

Mr. Gotshall announced that the Alexander Boyd and Jane Stark Boyd Foundation had donated \$5,000.00 to each of the Township's Volunteer Fire Companies. The donations are specified for the use of equipment. He expressed gratitude to Boyd Foundation for their generosity, on behalf of the Township's Fire Companies,

Mr. Gotshall announced that he received a certificate of appreciation from the U.S. Census Bureau recognizing the Township as an invaluable member of the 2020 Census Community Partnership and Engagement Program. He noted that there might be a delay in the release of Census data; however, he has a meeting scheduled on January 25, and this meeting will determine when the Township would receive the Census data.

NEW BUSINESS

Action to Award a Bid for the Sale of the Buchanan Tract

Mr. Gotshall announced that the Township had purchased the Buchanan Tract in 1975 from Emery and Lucinda Buchanan and Sara Buchanan for \$8,134.60, with the intent that, at some point, the land be part of a comprehensive trail system within the Township. In October 2020, the Board had requested that the staff investigate the sale of this 40.673-acre lot north of Linglestown Road and only received one Bid. On January 4, 2020, the Township held a public Bid opening to sell this property. D&F Ventures, LLC, Bid on the property for \$140,000.00. The Township's Solicitor has reviewed the Bid, and everything is in order, and it is ready for Board action.

Mr. Gotshall recommended that the Board of Supervisors award the Bid to D&F Ventures, LLC, for \$140,000.00.

Mr. Henry noted that an \$8,000.00 investment is yielding \$140,000.00.

Mr. Zoumas made a motion to award the Bid to D&F Ventures, LLC, for \$140,000.00 to sell the Buchanan Tract. Mr. Judd seconded the motion. Mr. Henry called for a voice vote, and a unanimous voted followed.

Action to Authorize the Chairman of the Board to Execute an Engagement Letter with Siana Law

Mr. Gotshall presented the Engagement Letter between the Township and Siana Law. The terms of this engagement shall apply to all services performed in connection with negotiations of the Inter-municipal Sewer Agreements with Capital Region Water Authority (CRW) and all parties involved in the agreement's negotiations.

Mr. Gotshall noted that Mr. Weaver had advised the Authority Board members that Scott Wyland now represents CRW. Both Municipal partners and the staff recommend changing Special Counsel to allow continued negotiations of the Inter-municipal Agreement. He noted that Siana Law has agreed to keep the same billing rate as Scott Wyland for this engagement.

Mr. Judd made a motion to authorize the Chairman to execute an Engagement Letter with Siana Law. Mr. Navarro seconded the motion. Mr. Henry called for a voice vote, and a unanimous voted followed.

Action to Ratify an Agreement of Sale and Temporary Easement
for Construction with Heatherfield Community Association

Mrs. Lindsey made a motion to approve the ratification of an Agreement of Sale and Temporary Easement for Construction with Heatherfield Community Association. Mr. Navarro seconded the motion. Mr. Henry called for a voice vote, and a unanimous voted followed.

Subdivision and Land Development

Action on the Final Subdivision Plan for the Estates of Union Deposit (Plan # 2020-18)

Amanda Zerbe presented the Final Subdivision Plan for The Estates of Union Deposit, Plan#20-18. This plan involves 18.2 acres to be subdivided into nine Single Family building lots; three shared private driveways will serve the lots.

The site is in the Residential Low Density (R-1), Zoning District and will be served by public sewer and private water supply. The Planning Commission approved this plan at its January 6, 2021, meeting. The applicant is requesting one deferral and four waivers, all of which the staff support.

Tim Mellott, Mellott Engineering, was present to answer questions about the plan. Mr. Mellott noted that the waivers are consistent with this type of plan. The project is in a Residential Low-Density Zoning District and the shared driveway is to minimize the number of connections to Union Deposit Road.

Mr. Zoumas made a motion to approve the Final Subdivision Plan for The Estates of Union Deposit, Plan#20-18. Mr. Navarro seconded the motion. Mr. Henry called for a voice vote, and a unanimous voted followed.

Action on the Preliminary/Final Subdivision Plan for 2395 Patton Road –
Johnston Property (Plan # 2020-21)

Amanda Zerbe presented the Preliminary/Final Subdivision Plan for 2395 Patton Road, Johnston Property, Plan#20-21. This plan proposes to subdivide Lot 2A from Lot 1 and combine it with Lot 2 as an add-on lot. Currently, Lot 1 has a total area of 3.42 acres, Lot 2 has a total area of .61 acres, and is a legal non-conforming lot. Lot 2A into Lot 2, Lot 2 will have a total area of .6943 acres, and Lot 1 will reduce to 3.34 acres. Lot 2 is in the Residential Low Density (R-1), Zoning District and will be served by on-lot sewer and private water supply. The Planning Commission approved the plan at its December 2, 2020, meeting. The applicant has requested five waivers, and the staff supports these requests.

Anthony Trost, Melham Associates, was present to answer questions about the plan.

Mr. Zoumas made a motion to approve the Preliminary/Final Subdivision Plan for 2395 Patton Road, Johnston Property, Plan # 20-21. Mrs. Lindsey seconded the motion. Mr. Henry called for a voice vote, and a unanimous voted followed.

Action on the Final Subdivision and Land Development Plan for
Blue Ridge Village, Phase 2 (Plan # 2020-22)

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Amanda Zerbe presented the Final Subdivision and Land Development Plan for Blue Ridge Village, Phase 2, Plan # 2020-22. This plan involves a total tract of 27.6 acres to be developed following the plan. This phase will create 44 lots, two of which are open space lots and 115 dwelling units, which will consist of 41 single-family detached dwellings and 74 townhouse dwellings. This site is in the Residential Retirement Development (RRD), Zoning District and will be served by public sewer and water supply. The Planning Commission approved this plan at its meeting held on January 6, 2021. The plan has four Administrative Comments and four General Comments.

Matt Fisher, R.J. Fisher Engineering, was present to answer questions about the plan.

Mrs. Lindsey inquired about the 30 acres of open space at the site; she mentioned that the open space had been advertised as a park. She noted that the Township does not have funds available to develop a park at Blue Ridge Development.

Mr. Navarro made a motion to approve the Final Subdivision and Development Plan for Blue Ridge Village, Phase 2, Plan# 2020-22. Mr. Judd seconded the motion. Mr. Henry called for a voice vote, and a unanimous voted followed.

Improvement Guarantees

Mrs. Lindsey made a motion to approve the Improvement Guarantees for Autumn Oaks, Phase II, and Kendale Oakes, Phase IV. Mindy Meadows, Phase 1, 6266 Ryecroft Lane, and Allentown Boulevard Warehouse. Mr. Zoumas seconded the motion. Mr. Henry called for a voice vote, and a unanimous voted followed.

Payment of Bills

Mr. Zoumas motioned to pay the bills of Lower Paxton Township and Lower Paxton Township Authority. Mr. Navarro seconded the motion.

Mr. Henry called for a voice vote, and a unanimous voted followed.

Announcements

Mr. Henry announced that the next board meeting is scheduled for Tuesday, February 2, 2021, beginning at 7:00 p.m. at the Municipal Center.


Moment of Silence

The Board of Supervisors observed a moment of silence in memory of four gentlemen who served the Township's Fire Companies. Three were Fire Chiefs and one a Volunteer Fire Fighter: Chief McClain, Edward F. Hine, Emeritus Lee Witman, and Richard McNeil.


Adjournment

There being no further business, Mr. Henry requested a motion to adjourn the meeting. Mrs. Lindsey motioned to adjourn the meeting. Mr. Judd seconded the motion. Mr. Henry called for a voice vote, and a unanimous voted followed. Mr. Henry adjourned the meeting at 7:26 p.m.

Respectfully submitted,


Shellie Smith
Recording Secretary

Approved by,


Chris Judd
Township Secretary