

**LOWER PAXTON TOWNSHIP
BOARD OF SUPERVISORS**

Minutes of the business meeting held January 21, 2020

A meeting of the Lower Paxton Township Board of Supervisors was called to order at 7:02 P.M. by Chairman Henry on the above date at the Lower Paxton Township Municipal Center located at 425 Prince Street, Harrisburg, Pennsylvania.

Board members present in addition to Mr. Henry were Gary A. Crissman, Robin Lindsey, Chris Judd, and Norman Zoumas. Also, in attendance were Bradley N. Gotshall, Township Manager, and Steve Stine, Township Solicitor.

Pledge of Allegiance

Ms. Lindsey led the Pledge of Allegiance.

Approval of Minutes

Mr. Crissman made a motion to approve the minutes of November 6, 2019. Ms. Lindsey seconded the motion. Mr. Henry called for a voice vote, and a unanimous vote followed.

Announcements

Mr. Henry announced that the Board of Supervisors met in Executive Session before the meeting to receive information from staff, and they would meet afterward to discuss personnel matters.

Public Comment

There was none.

Board Member's Comment

Ms. Lindsey announced that two weeks ago, she, Mr. Zoumas, and Mr. Gotshall attended the Public Official's Day at the Farm Show. Last evening, the Board members and Mr. Gotshall attended the Capital Region Council of Governments Reorganizational meeting.

The Citizens Police Academy begins on February 24, 2020; the program runs for 11 weeks, every Monday night.

Mr. Crissman thanked Leigh Ann Urban for her work on implementing the new website.

Manager's Report

There was none.

Old Business

Action on the Automobile Theft/Motor Vehicle Insurance Fraud Intergovernmental Agreement with the Pennsylvania State Police

Adam Kosheba, Director of Public Safety, presented a new Operational Support position with the Pennsylvania State Police and the Insurance Fraud Prevention Authority. The Pennsylvania State Police will fund this civilian position, and it will be deputized by the District Attorney's office to work as part of a task force in Dauphin County and throughout Central Pennsylvania. The benefit to the Police Department is the direct link to the Insurance Fraud Prevention Authority and the Auto Theft Task Force.

Mr. Crissman motioned to approve the Automobile Theft/Motor Vehicle Insurance Fraud Intergovernmental Agreement with the Pennsylvania State Police. Mr. Judd seconded the motion. Mr. Henry called for a voice vote, and a unanimous vote of approval followed.

Action on Ordinance 19-08; amending Chapter 152 of the Code of Ordinances to include the registration of vacant properties

Mr. Stine opened the Public Hearing on Ordinance 19-08, which amends Chapter 152 of the Code of Ordinances to include the registration of vacant properties.

John Trish, 600 Prince Street, suggested that the Township increase the manpower in the Township's Codes Enforcement Office. He mentioned that his neighbor's house is vacant because she has been in a nursing home for the past seven months.

The house is vacant, but it is well maintained and should not be added to this registration list.

Mr. Judd commented the Ordinance is intended to address absentee property owners who cannot be located.

Mr. Gehret explained that the Ordinance establishes one set fee of 300 dollars.

Mr. Crissman motioned to approve Ordinance 19-08, which amends Chapter 152 of the Code of Ordinances to include the registration of vacant properties. Mr. Judd seconded the motion. Mr. Henry called for a voice vote, and a unanimous vote of approval followed.

New Business

Action on Resolution 20-05; authorizing the disposition of specified records in compliance with the Pennsylvania Municipal Records Manual

Mr. Crissman motioned to approve Resolution 20-05, which allows the disposal of specified records in compliance with the Pennsylvania Municipal Records Manual. Mr. Zoumas seconded the motion. Mr. Henry called for a voice vote, and a unanimous vote of approval followed.

Subdivision and Land Development

Action on Ordinance 20-01; approving the vacation of a portion of Conway Road

Mr. Stine introduced Ordinance 20-01, which vacates a portion of Conway Road that is no longer being used to Conway Associates, LLC. The vacation of Conway Road is a result of Conway Road being realigned as part of the Kendale Oaks, Phase 4 Subdivision Plan. The required realignment has been inspected and approved by the Township. This Ordinance will provide a reversion of a portion of the right-of-way of Conway Road to Conway Associates, LLC.

Mr. Stine opened the Public Hearing on Ordinance 20-01, which would approve the vacation of a portion of Conway Road.

Claudia Shank, McNees Wallace & Nurick LLC, was present to answer questions on behalf of the property owner Conway Associates, LLC.

Mr. Stine closed the public hearing.

Mr. Crissman motioned to approve the Ordinance 20-01, which vacates a portion of Conway Road that is no longer being used to Conway Associates, LLC. Ms. Lindsey seconded the motion. Mr. Henry called for a voice vote, and a unanimous vote of approval followed.

Action on a Preliminary/Final Land Development Plan
for the OHRC Temple and Community Building (Plan #19-18)

Amanda Zerbe presented the Preliminary/Final Land Development Plan for the OHRC Temple and Community Building. The developer proposes to develop the 8.7-acre lot located north of Crusader Way and along Page road. The initial development will consist of the construction of the 19,767 SF Community/Multi-purpose worship building. The 6,000 SF Temple will be constructed later. Additional site improvements will include associated landscaping, parking, stormwater management facilities, and passive and active recreation amenities. This development is proposed to have public water and on-lot septic. The Planning Commission approved this plan at its meeting held on January 8, 2020. The staff supports the waiver requests, four administrative, and three general comments.

Dan Wise, R.J. Fisher Associates, was present to answer questions. Mr. Wise represents the property owner of Hindu Religion and Culture.

Mr. Crissman asked Mr. Wise or Ms. Zerbe to explain why the language in the memo about the sidewalk deferral is different in the memo.

Mr. Gehret indicated that the Planning Commission decided that it made sense to install the curbing after the stormwater requirements had been met.

Mr. Crissman asked Mr. Gehret, who owns the buffer yard, and if it would remain in place. Mr. Wise explained that they are providing the buffer yard. Still, instead of planting, they are going to retain the existing vegetation, and adjacent to that buffer yard, they will plant for stormwater landscaping around the stormwater pond that stretches along the boundary.

Mr. Crissman asked Mr. Wise if the four administrative comments listed in the memo would be addressed in a timely fashion acceptable to the Township staff. Mr. Wise indicated that the administrative comments would be addressed timely.

Mr. Crissman asked Mr. Wise if the three general comments listed in the memo would be addressed in a timely fashion acceptable to the Township staff. Mr. Wise indicated that the three general comments would be addressed timely.

Mr. Crissman made a motion to approve the Preliminary/Final Land Development Plan for the OHRC Temple and Community Building (Plan # 19-18) with two requested deferrals, waiver requests, four administrative comments and three general comments inclusive in those comments is a memo from Jason Hinz, HRG, dated December 23, 2019, with 16 comments. Ms. Lindsey seconded the motion. Mr. Henry called for a voice vote, and a unanimous vote of approval followed.

Action on a Preliminary/Final Land Development Plan for the Allentown Boulevard Warehouse
(Plan# 19-09)

Ms. Zerbe presented the Preliminary/Final Land Development Plan for the Allentown Boulevard Warehouse. The developer proposes to develop the 14.53-acre lot located East of Elderberry Lane and along Allentown Boulevard into a Flex-Warehouse. The property is in the Light Industrial Zoning District.

The proposed warehouse will have a building footprint of 100,500 SF with up to 32 loading docks to serve the building. Additional site improvements will include associated landscaping, parking, and stormwater facilities. This plan was approved by the Planning Commission on January 8, 2020, meeting. There are three waiver requests, and the staff supports all three waivers.

Elliot Shibley, Integrated Development Partners, was present to answer questions.

Mr. Crissman asked Mr. Shipley if the four administrative comments listed in the memo would be addressed in a timely fashion acceptable to the Township staff. Mr. Wise indicated that the administrative comments would be addressed timely.

Mr. Crissman asked Mr. Wise if the three general comments listed in the memo would be addressed in a timely fashion acceptable to the Township staff. Mr. Wise indicated that the three general comments would be addressed timely.

Mr. Judd asked Mr. Shipley if the warehouse would be open for 24 hours. Mr. Shibley indicated that would be determined by whoever buys the development. He inquired about the buffer yard and lighting requirements. Ms. Zerbe indicated that the light issue had been addressed in the plan, but the noise has not been an issue yet.

Ms. Lindsey expressed some concern for the residents who live along Jonestown Road. She noted that there is the possibility of a distributor purchasing the development and trucks coming and going through the nighttime hours.

Ms. Zerbe explained that one resident had complained about the idling of the tractor-trailers, and the developer has included a stipulation in the plan, that there cannot be any idling from a tractor-trailer on the site.

Mr. Judd asked if there are any other buffer yard requirements. Mr. Shibley explained that the developer is voluntarily planting additional vegetation between the Residential and Residential area. The owner of the development would be required to maintain the vegetation. They also planted a row of evergreen trees for sound and visual screening.

Mr. Judd thanked Mr. Shipley for engaging the resident in that area.

Mr. Crissman made a motion to approve the Preliminary/Final Land Development Plan for the Allentown Boulevard Warehouse Plan# 19-09, three waiver requests, four administrative comments and three general comments inclusive in those comments is a memo from Jason Hinz, HRG, dated December 19, 2019, with 16 comments. Mr. Judd seconded the motion. Mr. Henry called for a voice vote, and a unanimous vote of approval followed.

Improvement Guarantees

Mr. Crissman motioned to approve the Improvement Guarantees for Hawthorne Suites, Kendale Oaks, Phase IV, Autumn Oaks, Blue Ridge Village, Phase 1, Amber Fields Phase 8B & C, Amber Fields Phase 8A Road Dedication and 5993 Camden Drive Storm Water Management Plan. Ms. Lindsey seconded the motion. Mr. Henry called for a voice vote, and a unanimous vote of approval followed.

Payment of Bills - Lower Paxton Township & Lower Paxton Township Authority

Ms. Lindsey motioned to approve the payment of bills for Lower Paxton Township and Lower Paxton Township Authority. Mr. Zoumas seconded the motion. Mr. Henry called for a voice vote, and there was a unanimous vote of approval.

Announcements

Mr. Henry announced the next Board meeting is scheduled for February 4, 2020, beginning at 7:00 P.M.

Adjournment

There being no further business, Mr. Crissman motioned to adjourn the meeting. Mr. Judd seconded the motion. Chairman Henry adjourned the meeting at 7:48 P.M.

Respectfully submitted,


Shellie R. Smith
Recording Secretary

Approved by,


Chris Judd
Secretary