

**LOWER PAXTON TOWNSHIP
BOARD OF SUPERVISORS**

Minutes of Board Meeting held on March 17, 2020

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

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

Pledge of Allegiance

Mr. Judd led the Pledge of Allegiance.

Approval of Minutes

Mr. Crissman made a motion to approve the minutes of January 14, 2020, and January 21, 2020. 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, and they would meet afterward to receive information from the Township staff.

Public Comment

There was none.

Chairman and Board Member's Comments

There was none.

Manager's Report

Briefing on Lower Paxton Township's response to Coronavirus Pandemic

Ralph Palm, Emergency Management Coordinator, was present on behalf of the Director of Public Safety, Adam Kosheba. The Township is prepared to open the Emergency Operations Center (EOC) if necessary. At this time, the EOC is partially open as they continue to monitor the information relayed through Dauphin County Emergency Management, and the state and federal officials. There are no COVID-19 cases reported in the Township or Dauphin County at present. An organizational chart of unified command has been completed.

Mr. Palm recommended that the Board consider approving an Emergency Disaster Declaration for the Township. This declaration is for the purchase necessary supplies without going through the bidding process, and aids in the recovery and reimbursement process.

Mr. Henry noted that the Director of Public Safety, Adam Kosheba, is out of town bereaving the loss of a family member. However, he has been in constant contact with Mr. Palm and the Township Manager.

Mr. Henry extended condolences to Mr. Kosheba and his family on behalf of the Board of Supervisors.

The Board members expressed gratitude to Mr. Palm for keeping everyone up to date.

OLD BUSINESS

There was none.

NEW BUSINESS

Action to award the Friendship Center HVAC RTU Phase 2 Contract

Mr. Gotshall reported that the Township held a Bid opening on Thursday, January 23, 2020, for the Friendship Center HVAC RTU Phase 2 project. The lowest bid was submitted by Hosler Enterprise, LLC, for 414,950 dollars.

Jason Hinz, HRG, was present to answer questions about the Friendship Center HVAC RTU Phase 2 project. The plan is to have the work performed during maintenance week, which is August 2020.

Mr. Henry noted that the Township had grant money earmarked for another project at the Friendship Center, and the Dauphin County Commissioners allowed the Township to flex those funds to get the HVAC units repaired. He publicly thanked the Commissioners for allowing the Township to reallocate the grant funds toward this project.

There was a brief discussion about the project and Hosler Enterprise, LLC.

Mr. Crissman motioned to award the Friendship Center HVAC RTU Phase 2 Contract to Hosler Enterprise, LLC, for 414,950 dollars. Mr. Judd seconded the motion. Mr. Henry called for a voice vote, and a unanimous vote of approval followed.

Action on Resolution 20-06; confirming the Township's desire to be exempt from the provisions of the Liquor Code Section (47 P.S. §4-493.1(B))

Mr. Gotshall explained that the Board passed Ordinance 20-02, which moved the Noise Regulations from the Township's Zoning Code to a separate Ordinance, which allows the Police Department to enforce it more appropriately. Resolution 20-06 would allow the Township to petition the Liquor Control Board, which would remove the provisions of the Noise Code from LCB's Code and permit the Township to enforce the Noise Ordinance. The Police Department will train and certify all Corporals and 1st class Officers, and there would be at least one individual per scheduled shift available to enforce the Ordinance.

Aaron Domoto, 2102 Sycamore Drive, asked the Board not to pass the Resolution. Mr. Domoto presented a petition signed by 17 individuals. The loud music will have a negative effect on the welfare, health, and peace of the people who reside nearby the Greystone Public House. This petition is attached to the minutes.

Mr. Domoto asked the Board to consider rescinding the Ordinance and Resolution.

Mr. Henry noted that the Township could monitor the situation 24 hours a day, providing for additional hours of enforcement.

Mr. Judd asked Mr. Stine if the Board could amend or change the Ordinance in the future. Mr. Stine explained that the Board could revert to the original Ordinance and enforcement by LCB.

Mr. Judd noted that he feels that it is a Supervisor's job to ensure Public Safety and quality of life, these things are crucial, and everyone should be able to enjoy their home.

Michelle DeStefano, 4321 Winthrop Drive, commented on her husband and son's experience with the loud music coming from Greystone Public House.

Jennifer Muggio, 2113 Sycamore Drive, stated that the music coming from Greystone Public House is very intrusive, and she called the Township and Greystone on at least four occasions last year.

Mr. Zoumas asked Mr. Stine if there is a difference between the Township being responsible and the Liquor Control Board being responsible for the Ordinance. Mr. Stine explained that the difference is those responsible for the enforcement of the Ordinance and the State Police enforce the Ordinance for the Liquor Control Board. Mr. Zoumas asked Mr. Stine if LCB is more restrictive than the Township. Mr. Stine explained that LCB's is zero decibels, and the Township is .65 decibels.

Mr. Crissman motioned to approve Resolution 20-06, which confirms the Township's desire to be exempt from the provisions of the Liquor Code Section (47 P.S. §4-493.1(B)). Mr. Judd seconded the motion. Mr. Henry called for rollcall vote: Ms. Lindsey, "no," Mr. Zoumas, "no," Mr. Judd, "yes," Mr. Crissman "yes," and Mr. Henry, "yes," Resolution 20-06 was approved by a 3:2 vote.

Mr. Judd noted that the quality of life for Township residents is essential, and it's one of the Supervisors' most important jobs. The Ordinance and decibel numbers can be changed if the decibel numbers aren't enough to ensure the quality of life for residents.

Mr. Henry suggested that Mr. Domato contact the owner/manager and request that they consider moving the stage facing to the west.

Mr. Crissman announced that he supports the Ordinance and Resolution because he prefers to have the local control.

Mr. Zoumas noted that he supports the local control also but would like to ensure that the control is adequate.

Action on Resolution 20-10; authorizing the disposition of equipment purchased through the Fire Equipment Capital Fund

Mr. Gotshall introduced Resolution 20-10, which allows the volunteer fire companies to take ownership of vehicles that have retired when new equipment is purchased. The old equipment will be deeded to the Fire Company, and they can make the appropriate accommodations to sell the equipment rather than have the Township involved in selling the old equipment in consultation with the Director of Public Safety. The money would then go back into the Fire Equipment Capital Fund.

Mr. Crissman motioned to approve Resolution 20-10, authorizing the disposition of equipment purchased through the Fire Equipment Capital Fund. 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 the Final Land Development Plan for Columbia Cottages, Blue Ridge Village (Plan #19-28)

Ms. Zerbe presented the Final Land Development Plan for Columbia Cottages, Blue Ridge Village Plan 19-28.

Ms. Zerbe continued, this plan proposes to construct a 60,4095 square foot Assisted Living/Memory Care Facility for adults 55 plus, on Lot 1 of the Blue Ridge Village development. The development will include three internal courtyard spaces within the facility, parking lot, and sidewalk. The facility would have 104 beds, which is equal to 35 dwelling units under the Residential Retirement Development (RRD) density requirements. The lot has 7.311 acres, and it is in the RRD Zoning District and will be served by public sewer and water supply. The Planning Commission approved this plan on November 13, 2019. The applicant is seeking a waiver to allow a sidewalk on one side of Alexandria Lane, and this request was previously approved for the Blue Ridge Village Plan Phase 1. The staff support this waiver. After all conditions of the plan are met, the applicant will be responsible for recording the plan with the Dauphin County Recorder of Deeds and provide the Township with two recorded copies.

Kevin Ember, Rettew Associates, Lancaster, PA, Engineers. Also, present Ted Miller, Horse Senior Care Construction, future owner of the property.

Mr. Crissman asked Mr. Ember if he can speak on behalf of the applicant. Mr. Ember indicated that he could speak on behalf of the owner.

Mr. Crissman asked Ms. Zerbe if any comments may be unacceptable to the Township staff. Ms. Zerbe reported that all the comments are acceptable.

Ms. Lindsey asked Mr. Ember when the facility would be completed. Mr. Ember indicated that the construction should be completed in a year, June or July at the latest.

Mr. Crissman made a motion to approve the Final Land Development Plan for Columbia Cottages, Blue Ridge Village Plan 19-28. He included the five administrative comments, three general comments, item number four, including the nine comments on the memo dated March 13, 2020, from Jason Hinz, HRG. Mr. Zoumas 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 Amber Fields VIII A, N. of Devonshire Road, Blue Ridge Village, Phase 1, Stray Winds Farm, Phase 3, New One-Story Office Building, 5700 Linglestown Rd , Stray Winds Farm-Phase 4&9A, Stray Winds Farm-Phase 5C&9B, Stray Winds Farm-Phase 5B and Stray Winds Farm-Phase A. 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 made a motion to pay the bills for the Township and Authority. Mr. Judd seconded the motion. Mr. Henry called for a voice vote, and a unanimous vote followed.

Announcements

Mr. Henry announced that the next Board meeting is scheduled for April 7, 2020, beginning at 7:00 p.m. The Board could meet before April 7, 2020. He encouraged the community to stay informed by checking the Township’s website and social media platforms.

Adjournment

There being no further business, Mr. Crissman motioned, to adjourn the meeting. Mr. Zoumas seconded the motion. Mr. Henry adjourned the meeting for the Lower Paxton Township at 7:59 p.m.

Respectfully submitted,


Shellie R. Smith
Recording Secretary

Approved by,


Chris Judd,
Secretary