

**LOWER PAXTON TOWNSHIP
BOARD OF SUPERVISORS**

Minutes of the meeting held on July 14, 2020

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

Board members present in addition to Mr. Henry were Gary 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

Mr. Judd led the Pledge of Allegiance.

Announcements

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

Public Comment

Sandra Prah, 1001 Homestead Avenue, inquired about the lease or leased to purchase agreement with the YMCA and Friendship Center (FC). Mr. Henry explained that there is no agreement to sell the Friendship Center due to the restrictions on the deed, the Township's legal counsel is discussing a lease agreement with the YMCA's legal counsel. Ms. Prah mentioned that she had attended the Friendship Center Operating Board (FCOB) meeting, and Rachelle Scott advised the FCOB members that she was directed to refund membership funds to the members. She asked Mr. Henry if the Board of Supervisors had decided to refund the Friendship Center membership fees.

Mr. Henry explained that the Governor of Pennsylvania ordered all gym facilities to close back in March 2020, thus resulting in the administrative decision to refund the membership fees to individuals who cannot use the facility due to its closure. The Supervisors are waiting for the 2nd quarter tax revenue report before making any further decisions regarding the Friendship Center's closure. The Supervisors have decided not to embark on its reopening with all the requirements from the PA Department of Health and Center for Disease Control regulations until they know the extent of the revenue loss due to the COVID-19 Pandemic. This information should be available to the Supervisors in the next few weeks when a decision can be made. The Friendship Center's debt could affect the Township's Bond Rating. Ms. Prah1 requested proof from the Bond Rating Agency. Mr. Henry directed Mr. Gotshall to provide Ms. Prah1 with the status report from the Township's Bond Rating agency.

John Trish, 600 Prince Street, thanked Chairman Henry and commented on the Friendship Center's closure. He also inquired about Ashley Pollart's inquiry. Mr. Gotshall noted that he had taken all Mrs. Pollart's questions in consideration, but no one has addressed her concerns yet.

Larry Nowicki, 4301 Stoneleigh Ct, commented about the financial problem and the Friendship Center's closure. He suggested that the Board monitor the Budget closely.

Mr. Henry explained that the Supervisors plan to hold more detailed Budget meetings this year. The Township still has 1.8 million dollars in Bond payments that must be made until 2025, and FC also engaged in deficit spending, which was referred to as debt smoothing for 1,175,000.00 dollars; therefore, it is still going to take time to work through the debt that must be paid. The goal is to stop the debt from incurring and pay off the balance.

Mr. Judd added that the Friendship Center's Operating Board had worked diligently for years to find ways to fund the facility, and there was no negligence by any past or current Board member. The market has changed drastically over the past 20 years, resulting in the Friendship Center's current financial issues.

Ms. Lindsey noted that the Township has the lowest real estate taxes in Dauphin County, although Conewago and Middle Paxton Townships do not have real estate property taxes. The Township receives about \$390.00 for a home assessed at \$200,000.00.

Mr. Nowicki requested the opportunity to meet with Mr. Henry to discuss some of the issues. Mr. Henry gladly obliged Mr. Nowicki.

First Presentation of Ordinance 20-07; amending the Lower Paxton Township Zoning Ordinance to create a Towne Center (TC) Zoning District

Mr. Gotshall announced that the Board is interested in preserving the character and appeal of the Township. With that comes the need to redevelop certain areas that may need redevelopment, thus resulting in a Towne Center (TC) concept. Recently, the Board members visited the King of Prussia, which the TC Zoning District was modeled after. The Town Center Ordinance is slated for adoption at the next business meeting. This Ordinance will encourage High Density, Vertical Density, and Mixed-Use redevelopment with minimum set back requirements at the Colonial Park Mall. This Zoning Ordinance would also allow for up to ten stories, parking maximums, walkability, and aesthetically pleasing street scaping requirements, which bolsters a sense of community with shared open spaces through specific design standards. Additionally, the Tri-County Development and Regional Planning Commission have been evaluating this new concept.

Mr. Henry noted that the TC Zoning District's creation began with the speculation about the future of the Colonial Park Mall.

The trends of indoor malls have been negative for some time, and the Board and Planning Commission wanted to get ahead of the curve by having a special Zoning District in place. The goal is to establish a framework that would encourage and make future development possible.

Mr. Judd pointed out that the Township cannot do it alone; it is up to the private sector to take advantage of these changes.

Ms. Lindsey asked Mr. Gotshall if the Township's Fire Marshall had reviewed the Ordinance and approved the ten-story building. Mr. Gotshall indicated that the Fire Marshall had reviewed the TC Zoning Ordinance and approved the ten-story establishment. She wanted to know if the owner of the Colonial Park Mall was invited to the Board meeting. Mr. Gotshall explained that the owner had been invited to both the Planning Commission and Board of Supervisors meetings. Mr. Henry added that the mall owner also toured the King of Prussia mall and was very impressed.

Sandra Prah, 1001 Homestead Drive, inquired about the mall parcels and owners. Mr. Henry explained that there are three owners, Mr. Resnick, Boscovs, and Sears.

Mr. Crissman asked Mr. Gotshall or Mr. Lighty to clarify the similarities and differences of the proposed TC Zoning Ordinance for the redevelopment of the Colonial Park Mall and the existing Zoning Ordinance used for the Shadebrook Development on Fairmont Drive.

Fred Lighty, Planning Commission, explained that both Ordinances are Mixed Use and the differences are the scale and ratio. The scale of the TC Zoning Ordinance is a much larger scale than the scale of Shadebrook, which is a neighborhood. The zoning in a traditional neighborhood is primarily housing with some shops and stores, and with the TC Zoning Ordinance, there is more commercial. Also included it that it is experiential, because someday

the Pandemic will be over, and people will be able to come together again. Again, the TC Zoning Ordinance has a larger commercial development scale for use by the entire Township.

Mr. Henry directed Mr. Gotshall to place the TC Zoning Ordinance on next week's agenda, July 21, 2020.

Subdivision and Land Development

Improvement Guarantees

Mr. Crissman made a motion to approve the Improvement Guarantees for the Estates of Forest Hills, Phases I-VII, and Kendale Oaks, Phase II & III. Mr. Zoumas seconded the motion. Mr. Henry called for a voice vote, and a unanimous vote of approval followed.

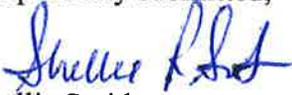
Announcements

Mr. Henry announced that the next Board meeting is scheduled for Tuesday, July 21, 2019, beginning at 7:00 p.m.

Adjournment

Mr. Crissman motioned to adjourn the meeting. Mr. Zoumas seconded the motion, and the meeting adjourned at 7:50 p.m.

Respectfully submitted,


Shellie Smith
Recording Secretary

Approved by,


Chris Judd
Secretary