

LOWER PAXTON TOWNSHIP  
BOARD OF SUPERVISORS

Minutes of Board Meeting held May 18, 2015

The business meeting of the Board of Supervisors of Lower Paxton Township was called to order at 7:27 p.m. by Chairman William B. Hawk, on the above date, in the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

Supervisors present in addition to Mr. Hawk were: William C. Seeds, Sr., William L. Hornung, Gary A. Crissman, and Robin L. Lindsey.

Also in attendance was George Wolfe, Township Manager; Steve Stine, Township Solicitor; Brad Aurand, Larson Design Group; and Watson Fisher, SWAN.

**Pledge of Allegiance**

Mr. Seeds led in the recitation of the Pledge of Allegiance.

**Approval of Minutes**

Mr. Crissman made a motion to approve the minutes from the workshop meeting held on April 14, 2015 and the business meeting held on May 5, 2015. Ms. Lindsey seconded the motion. Mr. Hawk called for a voice vote and a unanimous vote followed.

**Public Comment**

Ms. Kelly Harbold, 6118 Blue Stone Avenue, requested a variance to keep a couple of her chickens. She noted that she received a letter from the Township that she needs to remove them from the property; however, the chickens have been there for several decades and she has Lupus and it is important for her to get all the organic food that she can.

Ms. Elizabeth Rohrbach, 6110 Blue Stone Avenue, wanted to say that she is a neighbor of Ms. Harbold's and someone must have complained about the chickens. She noted that she lives one house down and there is no chicken smell, no chicken problem and she does not hear the chickens. She noted that she is present to help save the chickens.

Mr. Hawk noted that the Board cannot do anything about the situation this evening. Mr. Wolfe explained that the Board has no legal means to do anything as this is a zoning matter that would require an application for a zoning variance to be heard by the Zoning Hearing Board. He noted that the property owner could try to argue that they have a legal existing non-conforming use but they would have to be able to provide proof to the zoning officer.

Ms. Harbold explained that she did not know if it was a variance that she would have to do. Ms. Rohrbach questioned if there is a way to change the ordinance to allow chickens in the Township in our backyards. She noted enough to feed the family.

Ms. Lindsey questioned if Ms. Harbold lived in an R-1 District. Ms. Harbold answered that the letter stated that she needed an acre and she only has half an acre. Mr. Wolfe noted the Zoning Ordinance for the R-1 District required you to have more than an acre to have chickens.

Mr. Hornung questioned how you can apply to change an ordinance. Mr. Wolfe answered that you can apply to amend the ordinance, but it would be far more costly than a variance, four times as much. He noted that an application for a zoning amendment is either \$1,000 or \$1,500 and an application for a residential variance is around \$250.

Ms. Lindsey requested Mr. Wolfe to have someone from the Zoning Office to get in touch with her. Mr. Wolfe answered that they have already done that, and that is why Ms. Harbold is here. Ms. Lindsey questioned Ms. Harbold what she was told, what steps to take to go for a variance. Ms. Harbold answered that the staff person was not very helpful. She noted that he would not even print out the ordinance for her. Mr. Wolfe noted that he can provide a copy of the ordinance to Ms. Harbold. Ms. Lindsey noted that at least Ms. Harbold would have a copy of the ordinance to know what needs to be done; if she decides to go for a variance, the cost and procedures for each step.

Mr. Hornung requested that Mr. Wolfe to supply Ms. Harbold with an application for a Zoning variance. Mr. Wolfe answered that he can put it in the mail.

Mr. Hornung noted that Ms. Harbold has been given a dead line as to when the chickens need to be gone; how does it allow her the time to apply for a variance. Mr. Wolfe answered if she files for the variance, that time period would be stayed until after the variance hearing.

Ms. Lindsey questioned if anyone else contacted the Township about the chickens prior to this complaint. Mr. Wolfe answered that it is the first complaint that he is aware of.

Ms. Harbold noted when she moved to the property, there was already a coop of chickens there and the only thing the previous owner told her was not to have any roosters because of the noise, which she does not have.

Ms. Lindsey questioned Ms. Harbold how long she has lived at that property. Ms. Harbold answered that this July it will be five years. She noted that the previous owners had been there for decades.

Ms. Rohrbach noted that she has been at her property for 17 years and that property always had chickens since she lived there.

Ms. Lindsey noted that she wants Ms. Harbold to have the paperwork so you would know what the follow up is.

### **Board Members Comments**

Ms. Lindsey compliment the Police Department in regards to the Citizens Police Academy she attended the past 11 weeks. She noted that she attended the Academy with four of the people who are in the audience at tonight's meeting. She thanked Officer luAnna Brook, Public Safety Director David Johnson, and all of the police officers who participated in the Academy. She encouraged residents to make the commitment to attend the Academy as the wealth of information that she received and the field trips that she attended, it was worth it all.

She noted if you talked to any of the four people in the audience that attended the Academy, they would say the same thing. She thanked the Police Department for holding the Citizens Police Academy and hopefully more residents will sign up next year.

Mr. Hornung explained that he had customers come into the store and tell him what a great experience it was and he also encouraged the citizens to join in as it is far beyond what anyone expected.

### **Oath of Office to a Canine Police Officer**

Mr. Hawk noted that we have a special guest in the audience named Rex, the new Canine Police Officer.

Public Safety Director David Johnson noted that this is a unique situation, swearing in a canine. He noted that he would like to have Officer Miller talk about Rex prior to the swearing in ceremony.

Officer Chad Miller noted that Rex will be 15 months old in June and he is from Holland in the Netherlands. He noted that Cassel's Canine, out of Mechanicsburg, selects dogs and only 10% of the dogs meet their criteria for purchase. He noted the dogs are sent to Mechanicsburg and agencies from all over the country come to Cassel's to select their dogs.

Officer Miller noted that he has completed over 500 hours of training within a four-week time period. He noted that other class members were from Connecticut, Colorado, and across Pennsylvania. He noted that while he was at the classes, Army Rangers and Navy Seals came in to pick up their dogs.

Officer Miller explained that they have been trained in narcotics and patrol which includes apprehension of good and bad people, noting that Rex is trained to track people

and what to do at the end of the tracking process. He noted that he is trained to go into buildings to search for people, find people in open areas, and find articles down to the size of a quarter.

Officer Miller explained that he started working with Rex on Monday although Wednesday night was the first night on the road and within the first three hours Rex had a hit assisting an officer to find marijuana in a car. He noted on Friday night he found heroine in a car. He explained that Rex is getting a lot of work.

Ms. Lindsey questioned if a bullet proof vest has been ordered for the dog. Officer Miller noted that the Department is in the process of ordering it but needs to determine what size will be the right size as he still has some growing to do. He noted that money was donated to purchase the vest.

Ms. Lindsey wanted to thank all the residents and others who have donated funds towards the dog. She also thanked Officer Miller for taking on this task of being a canine officer. Officer Miller thanked the Board and stated that it is long overdue for the Township. He thanked Director Johnson, his family and co-workers for all the support.

Ms. Lindsey requested Officer Miller to introduce his family to those present. Officer Miller introduced his wife Cory, daughters Maddison and Emma, his son Ethan, and his in-laws, Ed and Sharon Lock.

Mr. Crissman thanked Officer Miller and his family for taking on this endeavor.

At this time Mr. Hawk gave the oath of office to Rex. He invited the Board members to join him at the podium and after that pictures were taken.

## **Manager's Report**

Mr. Wolfe noted that the Linglestown American Legion Post 272 will host its 96<sup>th</sup> annual Memorial Day Parade event to be held on Monday, May 25<sup>th</sup> starting at 1 p.m. He noted that many fire departments and other groups march in the parade, including a float with the Lower Paxton Township Supervisors. He noted that a memorial wreath will be placed in Koons Park at the end of the parade.

Mr. Wolfe noted that tomorrow is Primary Election Day in Pennsylvania and encouraged all residents to get out and vote.

## **OLD BUSINESS**

There was no Old Business to conduct.

## **NEW BUSINESS**

### Resolution 15-12; authorizing the destruction of specified municipal records

Mr. Wolfe requested the Board to take action on Resolution 15-12. He noted that attached to the Resolution by Appendix A is a list of those records that are to be destroyed that include financial, administrative, and Friendship Center day pass information. He noted that the Township follows the guidelines set by the Municipal Records Manual as per the Pennsylvania Historic and Museum Commission.

Mr. Crissman made a motion to approve Resolution 15-12, authorizing the destruction of specific municipal records according to the Pennsylvania regulations. Mr. Hornung seconded the motion. Mr. Hawk called for a voice vote and a unanimous vote followed.

### Action on proposals for survey services for the PC 4-A, C, and E sanitary sewer mini-basins

Mr. Wolfe noted that staff requested proposals for surveying services in the Paxton Creek PC 4-A, C and E sanitary sewer mini-basins. He noted that staff received proposals from D.L. Reber Associates, Dauphin Engineering Co., R. J. Fisher and Associates, and Navarro and

Wright. He explained that the lowest cost proposal of the four was from Navarro and Wright in the amount of \$23,800. He noted that staff requests that the Board of Supervisor authorize the execution of the engineering agreement with Navarro and Wright for the surveying services.

Ms. Lindsey questioned if this amount falls within the ball park of what we thought it would cost. Mr. Wolfe answered yes. He noted that the prices quoted are all very close.

Mr. Crissman made a motion to approve the proposal for survey services for PC 4-A, C and E to Navarro and Wright in the amount of \$23,800. Mr. Seeds seconded the motion.

Mr. Seeds questioned if all the signatures have been met by Navarro and Wright so we don't need to make that a condition of the motion. Mr. Stine answered it is complete.

Mr. Hawk called for a voice vote and a unanimous vote followed.

Change Order No. 3 to the contract with JVH Excavating,  
Inc. for the Wolfersberger Park Project

Mr. Wolfe noted that Change Order No. 3 in the amount of \$6,926.50, and provides for the expansion of the access driveway to create a drive lane for vehicles back to the paintball facility and at the same time maintain a construction rock entrance for heavy dump trucks so they can continue the fill activities for this project.

Mr. Wolfe noted that the change order has been reviewed by staff and found to be complete after an error was found in the previous change order by Mr. Seeds. He noted that it is complete for Board action this evening.

Ms. Lindsey questioned if this has anything to do with the paintball people who attended last week's workshop meeting when they asked if they could put stone down. Mr. Wolfe answered no as that is further in where they are located.

Mr. Seeds noted that this is the same change order we looked at before, noting that it is a smaller figure.

Mr. Crissman noted that it is a correction to the previous change order that came before the Board that was not approved by the Board. Mr. Wolfe noted that it was pulled from the agenda pending further research.

Mr. Crissman made a motion to approve Change Order No. 3 to the contract with JVH Excavating Inc. for the Wolfersberger Park Project in the amount of \$6,926.50. Mr. Seeds seconded the motion. Mr. Hawk called for a voice vote and a unanimous vote followed.

Preliminary/final land development plan for Best Line Equipment and Storage Pad

Mr. Wolfe noted this Preliminary/Final Land Development Plan for the Best Line Equipment Storage Pad proposes to construct approximately a 5-acre storage pad located at 6700 Allentown Boulevard that will be surfaced with stone. The site is located on a land locked parcel bordered by Interstate 81 to the north. Presently, the site is unimproved and comprised of dense forest and vegetation in the area of the proposed storage pad. A stormwater management basin is proposed to meet the requirements of the Stormwater Management Ordinance, and there is a large wetland area directly to the east of the proposed improvements. There are no other improvements proposed with the plan such as utility services, and it is located within the Light Industrial (LI) Zoning District.

Mr. Wolfe noted that the Planning Commission reviewed the plan on May 6, 2015 and approved it to move forward with the following two comments: 1) An Access Agreement will be required to gain access from the front parcel to the newly created storage lot, and 2) If in creating the storage lot the parcel becomes visible from I-81, a screening of trees be placed along the north side of the property to shield I-81 from the storage lot.

Mr. Wolfe noted that the applicant has requested several waivers and has provided a response to Ms. Zerbe for all waivers and comments.

Mr. Wolfe noted that Brad Aurand from Larson Design Group is present to represent the plan.

Mr. Seeds questioned if the plan needs a waiver of the preliminary plan as this is a preliminary/final plan and he does not see a waiver request for the preliminary plan. Mr. Wolfe noted that there are three waivers: to include the waiver of site lighting, dumpsters and to provide metes and bounds for the entire tract perimeter. He noted that Mr. Seeds is correct in that it there should be a fourth wavier of preliminary plan.

Mr. Seeds questioned Mr. Aurand if he needs the fourth waiver added to the comments. Mr. Aurand explained that he is not that familiar with the Township's waiver process, but some municipalities allow the Planning Commission to grant that waiver but it may not be the case here. He stated that he is fine with that. He noted that he would ask for the fourth waiver to allow to move to the preliminary/final plan. He noted if he needs to do that in writing he can do that now.

Mr. Crissman questioned if that would be a problem because if it is he would ask him to withdraw the plan from the meeting. Mr. Aurand noted that it would not be an issue for him. Mr. Crissman questioned if it would be an issue for any Board members.

Ms. Lindsey questioned Mr. Aurand if he is speaking on behalf of the applicant. Mr. Aurand answered yes. Mr. Crissman noted that Ms. Lindsey is stealing his question. He questioned Mr. Aurand if he is able to speak on behalf of the applicant. Mr. Aurand answered yes, as it pertains to this waiver, he noted if it required something on the applicant's behalf, maybe it wouldn't be as clear, but it is a procedural waiver and he was asked to submit it as a preliminary-final plan, He noted that he can speak on behalf of the applicant for this.

Mr. Seeds noted that we have never denied a waiver on a preliminary plan. Mr. Hawk noted if you go for a final you would automatically waive the preliminary. Mr. Seeds noted that we still have to do it. He noted that we have to follow our own rules.

Mr. Aurand explained that Best Line Equipment currently has a rental facility at 6700 Allentown Boulevard. He noted that they rent construction equipment, big stuff, excavators, scissor jacks, articulating

boom lifts, anything that you would see on a construction site with the exception of the large dump trucks. He noted that they rent mid-size equipment. He noted that the facility that they are in now is overrun and it was questioned if they had enough vehicular parking on their property as it sits now and the answer is no. He noted that is the entire premises behind the storage yard that they are looking at tonight is 4.7 acres, a lot for storage for titled equipment, not for pallets or drums or piles of stone. He noted that the equipment would be stored there prior to going to rental and after coming back from rental.

Mr. Aurand noted that the Planning Commission raised the question about maintenance of the equipment, but no maintenance is done in the yard, it is done in their building. He noted that it is purely a staging area for equipment.

Mr. Aurand noted that he completed the process for the stormwater management design noting that it is a strict district, and they have complied with the requirements for both peak flow and volume flow reductions as required by the Act 167 Plan. He noted that he is present to review the comment letter, noting that he can go through them point by point if the Board wants to. He noted that prior to the Planning Commission meeting he resubmitted plans that addressed all the engineer's comments. He noted that the two items that came up at the Planning Commission meeting are listed in the letter from Ms. Zerbe, as well as the waivers plus the new one as well.

Mr. Crissman noted that it is not necessary to go through all the comments individually. He questioned if he would be in compliance within a reasonable amount of time acceptable to the Township to complete the items. Mr. Aurand answered yes.

Mr. Seeds noted that there is a total of 23 comments by HRG. Mr. Crissman noted that it is 32 comments. Mr. Seeds noted that one has to do with a waiver for a dumpster pad, to make sure you have enough capacity at the warehouse to handle anything that would occur in the storage area. He noted that he would like an answer for that. He suggested that HRG commented that in the future there would be work in

that area and that Mr. Aurand needed to prove that anything that would occur in the future would be accommodated by the request for a dump pad.

Mr. Aurand noted that this was discussed at the Planning Commission meeting and the plan that you see on the screen was revised to show a new dump pad on the site. He noted that he reviewed the existing dump pad and felt that it was questionable so Best Line decided to put a new enclosed dumpster pad per the Township's standards at their warehouse facility. Mr. Seeds noted that it needs to be included in any motion that we make so that it is answered.

Mr. Wolfe noted that there are a significant number of comments but the applicant has responded to the comments and the response has been determined to be acceptable by the staff and the engineer.

Mr. Crissman noted that there are 32 comments and he asked Mr. Aurand if all 32 comments been addressed or will they be addressed in a timely fashion that is acceptable to the Township officials. Mr. Aurand answered yes, but he questioned what a timely fashion is. He questioned if that is two weeks. Mr. Crissman noted that he needs to provide flexibility to staff to establish those dates, as it needs to be according to staff. Mr. Aurand answered yes.

Ms. Lindsey noted that it states that the lot will only be open during normal business hours. She questioned if there would be a fence around it. Mr. Aurand answered that it is not proposed to be fenced. Ms. Lindsey questioned what if people drop stuff off after business hours, and there is no light back there, will they know where to put it. Mr. Aurand answered that the general public does not put equipment in that area, they drop the equipment at the building. He noted that the equipment will be serviced and then sent out to be used by the contractor, and when it comes back, it is put back through the building, serviced and then their employees put it back in the storage area. He noted that no one from the general public drives into the storage area.

Ms. Lindsey questioned if there is enough parking in the front of the building for all this stuff to be put when it is dropped off. Mr. Aurand answered yes.

Mr. Crissman noted for waiver one, the requirement to support site lighting, staff supports the waiver, and provided an explanation of what their understanding is and will be, specifically if, “the owner of the lots decides to open the lot after normal business hours, a lighting plan in accordance with the most current Township regulations be submitted. A note to that effect shall be added to the plan”. He questioned if Mr. Aurand will have any difficulty with meeting that. Mr. Aurand answered that the note was added to the plan.

Mr. Crissman noted the waiver to provide a dumpster pad and enclosure for the proposed lot, staff supports that, however he noted, “In lieu of providing an additional dumpster, the applicant shall demonstrate that a dumpster pad in accordance with Township requirements is available and able to accommodate the additional generated waste on the lot containing the warehouse for the operation.” He questioned Mr. Aurand if he is in agreement with this and will be complied with. Mr. Aurand answered yes.

Mr. Crissman questioned Mr. Aurand is he is able to speak for the applicant. Mr. Aurand answered yes.

Mr. Crissman questioned Mr. Aurand if he is in agreement with the three waivers and their comments. Mr. Aurand answered yes.

Mr. Crissman questioned if Mr. Aurand is in agreement with the three zoning ordinance comments and will be compliant within a timely fashion. Mr. Aurand answered yes. Mr. Crissman noted that a fourth waiver will be added to waive the preliminary plan. Mr. Aurand answered that he is agreement with that.

Mr. Crissman questioned if Mr. Aurand is in agreement with the seven subdivision and land development ordinance comments and will be compliant within a timely fashion. Mr. Aurand answered yes.

Mr. Crissman questioned if Mr. Aurand is in agreement with the eight stormwater management ordinance comments and will be compliant within a timely fashion. Mr. Aurand answered yes.

Mr. Crissman questioned if Mr. Aurand is in agreement with the 14 administrative comments and will be compliant within a timely fashion. He noted, specifically, item number 14 that has the 32 comments by Andrew Kenworthy of HRG in his letter dated April 30, 2015. Mr. Aurand answered yes.

Mr. Crissman made a motion to approve the Preliminary/Final Land Development Plan for Best Line Equipment and Storage Pad with the following waivers and conditions: 1) The applicant is requesting a waiver of the requirement to provide site lighting. The applicant's justification is "This is a private lot and will only be open during normal business hours. There is no need to light." Staff supports this waiver. It is our understanding that the storage pad will not be open to the public after normal business hours, and by requesting the waiver, the applicant is bearing responsibility for the security of the items stored on the unlit lot. Should the owner of the lot decide to open the lot after normal business hours, a lighting plan in accordance with the most current Township regulations shall be submitted. A note to that effect shall be added to the plan; 2) The applicant is requesting a waiver of the requirement to provide a dumpster pad and enclosure for the proposed lot. The applicant's justification is "this project will not create any waste, as the stone storage lot will be used only for the storage of rental equipment. There are no proposed activities that would create waste." Staff supports this waiver; however, it is assumed that with the increased amount of equipment stored, there will be an increase in waste generation due to maintenance and disposal of such equipment. In lieu of providing an additional dumpster, the applicant shall demonstrate that a dumpster pad, in accordance with Township requirements, is available and able to accommodate the additionally generated waste on the lot containing the warehouse for the operation. Revise the requested waiver on Sheet C0.2 to reference SLDO 180-515.D.5 opposed to SLDO 180-515.A; 3) The applicant is requesting a waiver of the requirement to provide metes and bounds for the entire tract perimeter. Staff supports this waiver. The parcel is divided by 1-81, and the proposed improvements are all located south of 1-81 where metes and bounds have been provided on the plan; 4) Waiver of the preliminary plan approval; 5) The plan indicates that the area of parcel 35-019-026 is 72.99 acres; however the Dauphin County tax map shows an area of

55.9 acres. Please clarify and clearly indicate if any of the lots which share the same ownership are to be consolidated. The net lot area on Sheet C0.1 indicates 72.99 acres opposed to the 55.90 acres that the comment response letter had indicated was the area of lot minus the 1-81 right of way. Please clarify; 6) Identify all trees that are 6" in diameter at 4.5' measured from the ground and show how the removal of such trees will be minimized on the plan. There appear to be slopes greater than 15% in the area of the proposed storage pad, please clarify; 7) The applicant shall demonstrate that adequate parking is provided for both of the lots' commercial use; 8) The Access Road Profile shown on Sheet C2.2 appears to show two different proposed ground profiles that intersect one another. Please reconcile. There still appears to be two proposed surfaces opposed to the comment response letter claiming that one had been removed. Please clarify; 9) Revise the certification of ownership to match verbatim what is shown in Exhibit 2, and remove the reference to 2012. Correct the misspelling of "duly" in the certification and remove the reference to 2012' 10) The graphic scale on recently added Sheet C1.1 does not appear to correspond with the scale that the plan is being presented at. Please reconcile; 11) The applicant shall provide drainage easements for the proposed drainage improvements. Easements shall be shown on the plan and include metes and bounds descriptions in accordance with Section 180-404.C.16. Also, address access to the easement through neighboring lots. Provide easements for the proposed swale and culvert, and provide metes and bounds for all proposed easements; 12) Provide property corner markers at all of the required locations within the tract where none presently exist. Show the location of any proposed property corner markers on the plan as they shall be included in the improvement guarantee amount; 13) Clarify Demolition Note 26 on Sheet C0.2, which indicates that all trees on the parcel are to be removed unless noted otherwise. It is recommended that only the trees that need to be removed for the installation of the proposed improvements be removed, and the remaining trees be protected; 14) A conservation easement shall be provided for the wetland directly to the east of the proposed storage pad; 15) Note the total amount of impervious coverage being added on the plan. Sheet C0.1 indicates that 4.70 acres of impervious coverage are being proposed, however, the report

indicates 5.19 acres. Please correct the discrepancy, on Sheet C0.1 of the plan; 16) Show the stationing associated with the proposed swale on the plan. The stationing that was indicated to have been added in the comment response letter could not be located on the plan. Please clarify; 17) Provide hydrologic calculations and a drainage area map to support the flow used in the Hydraflow Storm Sewers printouts provided in the Post Construction Stormwater Management Narrative. The slope, pipe length, and invert elevations are inconsistent between the Hydraflow calculations and the recently added pipe cross section on Sheet C2.2. Please reconcile; 18) Provide all applicable worksheets from Chapter 8 of the BMP Manual for establishing Volume Controls. In the MS4 requirements section on the recently added Worksheet 1 in Appendix 1, the "Yes " box shall be checked; 19) Show the location of the proposed emergency spillway on the grading plan and demonstrates that it is 8 ft. wide. The detail on Sheet C4.0 shows a length of 30', however Sheet C2.1 and the pond report indicate a length of 40' for the emergency spillway. Please reconcile; 20) On Sheet C0.2, in the Basin (Infiltration/Detention) portion of the Operation and Maintenance Procedures, a reference is made to a shear gate; however, none appears to be provided on the plan. Please reconcile. The shear gate reference has not been removed from Sheet C2.0. Please clarify; 21) Add the required stormwater management notes and certification to the plan. Correct the spelling and grammar errors in the owner's certification that was added to the coversheet stating that the BMPs cannot be removed or altered; 22) The ownership, operation, and maintenance responsibilities shall be a combination of inspection items as well as remedial measures to take if a discrepancy is noted and regularly scheduled maintenance activities. Please revise the notes provided accordingly. The revised notes do not address accumulated sediment removal from the proposed basin. Please reconcile; 23) A Zoning Permit shall be required for the plan; 24) The applicant shall submit an Improvement Guarantee estimate for the plan; 25) Provide a letter from the Dauphin County Conservation District indicating that the final erosion and sedimentation control plan has been approved; 26) Provide evidence that either approval of the DEP Sewage Facilities Planning Module or similar documentation has been granted by DEP or that such

approval is not required; 27) When received, provide documentation from DCNR regarding the resolution of the potential impact identified by PNDI search indicated in General Land Development Note 5; 28) Upon approval, provide an electronic file of the complete plan set and any other technical plans on a compact disk (CD) in accordance with Section 180-308; 29) The applicant shall pay all required fees prior to recording the plan; 30) The applicant shall provide a signed and executed Operations and Maintenance (O&M) Agreement from Appendix A; 31) When received, provide a copy of the approved NPDES permit for the site; 32) The applicant shall be responsible for scheduling all required inspections; 33) The proposed access drive and 6" bollards are partially located outside of the property boundary of parcel 35-019-026. Provide evidence of coordination and acceptance of the proposed improvements with the adjacent property owner; 34) The landscaping plan shall be sealed by a Registered Landscape Architect; 35) A pre-construction meeting shall be scheduled with Matt Miller, Engineer Field Technician, by calling 717-657-5600 or email at [mmiller@lowerpaxton-pa.gov](mailto:mmiller@lowerpaxton-pa.gov); and 36) Plan approval shall be subject to addressing all 32 comments of Andrew Kenworthy, HRG, Inc. letter dated April 30, 2015. Mr. Seeds seconded the motion. Mr. Hawk called for a voice vote and a unanimous vote followed.

### **Improvement and Stormwater Guarantees**

Mr. Hawk noted that there were two Improvement Guarantees.

#### Laurel Ridge

A change in financial institutions from PNC Bank to an escrow, in the amount of \$1,925.00, with an expiration date of May 18, 2016.

#### Sheetz Store #523 – Briarsdale Road

A reduction in a bond with Liberty Mutual Insurance Company, in the amount of \$7,260, with an expiration date of March 17, 2016.

Mr. Crissman made a motion to approve the two improvement guarantees. Ms. Lindsey seconded the motion. Mr. Hawk called for a voice vote, and a unanimous vote followed.

### **Payment of Bills**

Mr. Seeds made a motion to pay the bills of Lower Paxton Township, Lower Paxton Township Authority, Payroll checks, Lower Paxton Township Purchase Cards, and Lower Paton Township Authority Purchase Cards. Mr. Crissman seconded the motion. Mr. Hawk called for a voice vote, and a unanimous vote followed.

### **Announcements**

Mr. Seeds noted that the next meeting will be a Sewer Authority Meeting held on May 26, 2015 at 6 p.m.

### **Adjournment**

There being no further business, Mr. Crissman made a motion to adjourn the meeting, and the meeting adjourned at 8:15 p. m.

Respectfully submitted,

Maureen Heberle  
Recording Secretary

Approved by,

William L. Hornung  
Township Secretary