

LOWER PAXTON TOWNSHIP  
BOARD OF SUPERVISORS

Minutes of Workshop Meeting held August 11, 2015

A workshop meeting of the Board of Supervisors of Lower Paxton Township was called to order at 6:07 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; Steven Stine, Township Solicitor; William Minsker; Brian Evans, Evans Engineering; and Watson Fisher, SWAN

**Pledge of Allegiance**

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

**Public Comment**

Mr. Eric Epstein, Stay Winds Area Neighbors (SWAN) noted that he had some comments that would be germane to Blue Ridge County Club, but they have to do with the project that he is working on with Tri-County Regional Planning Commission (TCRPC) to have a revised study of Rt. 39 from Front Street to Route 22. He noted that he wanted to provide an update for that as it will impact Union Deposit Corporation, Blue Ridge and some other developments.

Mr. Epstein explained that he spoke to Mr. Wolfe and some of the supervisors about a potential ribbon cutting for the new park in Stray Winds Farm. He noted that it is almost done having 3,500 feet of walkway with some of the bridges installed. He noted that it is a ten acre passive park that is almost completed. He noted that the intersection has been modified and he would like to shoot for a fall date.

Mr. Epstein noted that SWAN has issued its 109<sup>th</sup> newsletter and has been around for ten years. He noted that folks are welcome to visit the SWAN website.

Mr. Epstein distributed a copy of his presentation. He noted that the last transportation land use study was done in 2004 by Gannet Fleming dealing with transportation and land use. He noted that is came up with options for land use and identified a need for improvements for the intersection at Rt. 39 and Colonial Road, Rt. 39 at Blue Mountain Parkway and Rt. 39 at

Mountain Road. He explained that he had the entire study on a PDF if anyone wanted to review it.

Mr. Epstein noted that the zoning on Rt. 39 changes depending on what side of the road you are on. He noted in the intervening years and years ahead there will be more construction. He noted that 90 units were recently added at Laurel Ridge. He explained that the Union Deposit Corporation at Sportsman's Golf Club plans to rezone the land to institutional/medical for some high density residential use. He noted that he does not know if the rezoning request for the last 37 acres has been finalized. He noted that Autumn Oaks, Blue Mountain Parkway and Stray Winds Farm is under development. He noted that it is unknown what will occur with the two country clubs on Linglestown Road, and the Benevolent and Protective Order of Elks owns 60 acres at the northwest corner of Parkway East and Linglestown Road. He noted, in the past, they wanted to rezone that land for a workforce zoning. He noted from the western edge of the Township to West Hanover Township, for Linglestown Road, there is the potential for a substantial amount of development. He noted that the HRG Study that was completed in 2006 for Stray Winds Farm, ten years ago, determined that a traffic signal and a westbound left turn signal, during peak hours without the development at Crums Mill and Linglestown Road was needed to offset the developments. He noted that timing changes would be required by 2016 for a turn signal at Linglestown and Colonial Roads. He noted that Colonial and McIntosh Roads warranted a north bound turn lane as a result of increased traffic as it would improve the eastbound service and return it to pre-development conditions.

Mr. Epstein noted that other needed upgrades included Paxton Church Road at Progress Avenue and a signal at Earl and Colonial Roads by 2016 and an installation of stop signs at each of the proposed full access site driveways.

Mr. Epstein noted that SWAN has requested that TCRPC revisit the 2004 study. He noted that since we don't know what may occur with the Blue Ridge County Club, and other areas in the future, SWAN feels that it would be wise to access and provide a updated analysis of the infrastructure needs for future development on Route 39. He suggested that it would be prudent to wait for the results before additional development and increase traffic occur providing a potential for storm water events.

Mr. Epstein noted that SWAN is going through the first couple of steps to get the plan

approved as he would expect to know in the early fall if it goes through. He suggested that it is a good time to look at other options. He noted that he had extra copies of his presentation for the folks that are in the audience.

Mr. Crissman questioned when the study would be completed. Mr. Epstein suggested that it would be very soon. He noted that we have gone through the planning process and met with the principals. He noted that TCRPC will head up the effort, pick the engineers and his presentation is a sketch of what they will do. He noted that it has been 12 years since the last corridor study and he hopes to have it completed within a year. He noted that he is in contact with Mr. Wolfe to keep him apprised of what is going on.

Mr. Hawk noted that the Board members can review the information presented by Mr. Epstein at a later date.

Mr. Seeds noted that the Township will be upgrading the Comprehensive Plan soon, probably next year. He noted that all of this could be incorporated into the new Comp Plan.

Ms. Ann Myers, Director of Development of the Jewish Home of Greater Harrisburg, 4000 Linglestown Road stated that she was under the impression that she would be on the agenda as they are applying for Local Share Gaming Grant. She noted that Mr. Wolfe had asked her to come prepared to answer questions this evening. Mr. Wolfe noted that the instructions that he emailed were for the 18<sup>th</sup> of August.

Mr. Hawk noted that during last week's meeting the Board asked for certain information from each applicant in order to rank the projects for Dauphin County. Ms. Myers noted that she received an email that stated that she should be at the meeting on the 11<sup>th</sup> at 6 p.m. Mr. Wolfe noted originally, several weeks ago, that was the set date, but since then several emails were sent to all parties that changed the process. He requested Ms. Myers to call him if she is not getting his emails.

Ms. Gail Segal noted that she lives on Sarayo Circle and drives on Crums Mill Road near the new Stray Winds Farm development. She noted on the west side of the road, there is a large catch basin of standing stagnant water that she is concerned about. She noted that people could fall into it and she is concerned about West Nile Virus. Ms. Lindsey questioned if it was there before the project began. Ms. Segal noted that it came after the start of the construction project. Mr. Wolfe suggested that it is the temporary sedimentation basin that is on site. He noted that it is

not a permanent facility and upon completion of the construction it will become a storm water detention basin that will empty rapidly. He noted that sedimentation basins serve an initial different purpose and they don't dewater as fast. He noted that he will have someone look at it.

Presentation of conceptual development plans by Triple Crown Corporation for Blue Ridge County Club

Mr. Hawk explained that this item has been pulled from the agenda at the request of Triple Crown Corporation.

Discussion regarding the 250<sup>th</sup> anniversary of Lower Paxton Township

Mr. William Minsker noted that he would like to refresh the memory of the Board from two years ago when he met with them to discuss the Township's 250<sup>th</sup> anniversary and upcoming celebration authorizing the Parks and Recreation Board to be responsible for whatever would be developed for that celebration as was done with the bicentennial back in 1967.

Mr. Minsker noted that we are two years closer and he is not aware of anything being done. He suggested that we need to start this at this time. He suggested that a printed comment be made in the Township's newsletter that will go out to introduce the public to the concept and inviting them to come to an organizational meeting that the Parks and Recreation Board would hold. He noted from that point we could see what would develop. He suggested to the Board two years ago that it should include funds for this in its budget for seed money to start the project for each year. He stated that he is not aware that the Board has done this. He suggested this based upon his experience with the 250<sup>th</sup> Anniversary of Linglestown. He noted that that group started with zero funding and has worked hard to bring a great celebration which should be second to none.

Mr. Minsker noted that his suggestion for a small amount of budget funding would be so that the Township Committee would not face that initial hurdle of having no funding in order to begin its activities. He noted that even \$1,000 a year would be good to get it started. He noted that it is an item that we discussed two years ago and time is ticking.

Mr. Minsker noted in connection with this he has put together a proposal for the Board to consider which we have discussed in the past. He noted that is to provide a focal point or target for the Sestercentennial of the Township to focus upon. He noted in 1967, when the Township's

bicentennial committee met and did all its work, there was no focus for what we were heading for. He noted when the Country had its bicentennial in 1976 and Lower Paxton Township had its Committee to celebrate the national bicentennial, we did have a focus, it was the creation of a historic district in Linglestown. He noted that we have the results of that today. He noted that the project started in 2011 to redevelop Linglestown and we reached that goal.

Mr. Minsker suggested that the Township consider dealing with the property at Fort Gilchrist and a very large buttonwood tree that is behind it on Linglestown Road. He noted that he put together a proposal which he distributed to the Board for it to read at its convenience.

Mr. Minsker noted that there are two items he would like to discuss, one of which is to obtain the property containing the building of Fort Gilchrist. He noted that he had two pictures of the building, an older one and a current one. He explained that it is located east of Colonial Road on Linglestown Road and that thousands of people drive by it every day with no idea of the historical significance. He noted that it was one of many fortified homes that existed in the proximity of Blue Mountain back in the Colonial days. He explained that the building is still there and due to a change in property ownership it is up for sale. He stated if that is true, it is a good time to start thinking about this sort of thing.

Mr. Minsker noted behind the building and to the right, is a huge tree, a buttonwood/sycamore tree that Sycamore Drive was named after. He noted that there is all kind of underbrush that is encompassing the area but the pictures he provided are some of the oldest pictures of that tree as it is one of the oldest trees in the State. He noted that there are historical records that shows that John Goodaway was either the last slave or last Indian to live in the area and is buried in the proximity of the tree. He noted that his proposal is two-part for this parcel: that the Township would obtain the Fort Gilchrist property and turn it into a community center. He noted in that building would be the location of the Parks and Recreation organization which is currently housed at the Friendship Center. He noted in that building, along with the community rooms would also be a historical museum for Lower Paxton Township and Linglestown.

Mr. Minsker noted for the Linglestown Sestercentennial, the focus is at the end of the project is to create a historical organization to go beyond 2015. He noted that we could partner with the Township and use Fort Gilchrist as the site. He noted that the area where the tree is

located could be made into a small park. He explained, in the entire northwest quadrant of the Township, there is no Township park. He noted that it could have pavilions, playground and barbecue areas. Mr. Wolfe noted that Centennial Acres and Forest Hills have small Township parks. Mr. Minsker noted that it would be much more developed and could be used as a park, noting that it can't be developed with buildings as it is in wetlands and a floodplain.

Mr. Minsker noted that he would like the Board to consider, in the future, to create a second Village of Linglestown Committee that would be made up of residents following the same pattern as before who would be responsible for the redevelopment of east and west side of Larue Street, especially the east side that goes back to the park. He noted that citizens would be responsible for coming up with plans and financing for sidewalks, storm drainage, and street lighting improvements as was done with the Village of Linglestown Committee with the Township's support. He noted that he would like the Board to think about this at this time as it is next step of development for our area. He noted that it needs some attention and with citizen input, we can do this.

Mr. Hawk noted that the proposal could turn into a lot of money. Mr. Minsker noted that he met with the Dauphin County Parks Director who is headquartered at Fort Hunter. He noted that Fort Hunter was not really a fort and the building that is there was not a fortified home. He noted that the County is very interested in going together with the Township as he proposed and he introduced to him a concept for funding through the State where there is up to 50% funding capability for items such as we are talking about it. He noted that there is funding available and they have used this at Fort Hunter. Mr. Hawk noted that there is not a lot of wiggle room in our budget from year to year.

Mr. Seeds thanked Mr. Minsker for his comments noting that we have discussed this in the past. He noted that he is in agreement that Fort Gilchrist is something that is deteriorating. He noted that the Shade Tree Commission, along with the past Historical Group that met a few years ago, attempted to speak to the woman who owns the land to no avail. He noted that he sat in her home and he feels that the tree needs to be saved, but how we go about that he doesn't know. He noted that we need to move ahead and try to do this and also try to reestablish the Historical Committee. He noted that a person from West Hanover Township offered to help with this. He noted that we need to work on some means of preserving Fort Gilchrist and the tree. He thanked

Mr. Minsker for his hard work. He noted if the County became involved, hopefully, we could find some funds. Mr. Minsker noted that he would be happy to work on all three suggestions while he is in the Country. He noted that he is waiting for something to develop.

Ms. Lindsey noted that Mr. Minsker stated that the property is for sale, do you know what they are asking for it. Mr. Minsker answered no. Mr. Crissman noted that he did not think it was up for sale at this time. He stated that it is in transition due to a death in the family.

Mr. Conrad Siegel noted that he is a resident of Lower Paxton Township and has been a member of the Blue Ridge Country Club (BRCC) for 56 years. He noted that he came to the meeting since the BRCC was listed on the agenda wanting to know what was going to happen to it. He noted when it was sold to Triple Crown Corporation (TCC) they guaranteed the members five years of golf at the club. He questioned if anyone on the Board knows what TCC is planning. He noted that most of the people who were in attendance at the meeting left, noting that they wanted the same information and they were not advised in advance that the agenda item was being withdrawn from the agenda.

Mr. Hawk noted that the Board met in Executive Session with Mr. DiSanto in consideration of the possibility... Mr. Wolfe noted that Mr. DiSanto decided this afternoon that he was not prepared to discuss the potential plan for BRCC. He noted that he has personally discussed this item with Mr. DiSanto and he has ideas but no plans in mind. He noted that they range from some type of development at one or the other golf course, either of which could require significant Township approvals to continued use of the facilities in their current capacity. He noted that the Township does not know, and he expected Mr. DiSanto to be at the meeting, however, he was not ready and most likely will be back at a future meeting to discuss any development plans that he may have. He apologized for any inconvenience and if he would have known in advance, he would have removed it from the agenda, but it was very short notice.

Mr. Crissman questioned if Mr. Siegel had anything in writing committing to the five year guarantee to the members. Mr. Siegel answered yes. Mr. Crissman noted that is the first time that he heard that. He requested a copy of that guarantee. Mr. Siegel noted that it was sold at a very good price noting that many people were not happy with that; the Board asked for the extension of five years of play for its members. He noted that it has been two and a half years with two and a half years to go for the 5-year agreement. Mr. Siegel noted if you call the attorney

for the club, Mr. Chernicoff, he could provide you with a copy of that agreement.

Mr. Seeds noted that the golf course is unplayable at this time. Mr. Siegel noted that he is aware of the issue as the same thing happened at 20 different golf courses around the east coast as a chemical was added that was to be put on the greens and it killed the grass. He noted that it also occurred in Royal Manchester course in York County and it takes two and a half months to dig out the greens and put in new dirt and seed. He noted that is what is occurring at Blue Ridge. He explained that he has played the greens since that occurred and it is terrible.

Presentation regarding the potential to rezone  
1.4 acres on Blackberry Alley from R-1 to Village

Mr. Brian Evans, Evans Engineering explained that he brought some plans with him for the Board to review. He noted that he is working with Dave Kepler who owns the property located along Blackberry Alley east of Blue Mountain Parkway. He noted that the 1.4 acre property is currently zoned R-1, and Mr. Kepler would like to build a garage on the property. He explained that he is considering having the property rezoned to Village as it would become an extension of the Village District. He noted before making a formal application he opted to come before this Board in an informal manner to engage in discussion to get its input about extending the Village District beyond Blackberry Alley. He noted that he has a set of plans to show what he is asking.

Mr. Crissman questioned if there is anything to put up on the screen. Mr. Wolfe answered no and suggested that Mr. Evans show the Board the hard copy of the plan. Mr. Wolfe noted that it was included in the electronic packet but it is very hard to view.

Mr. Evans noted that you would access Blackberry Alley by turning onto Blue Mountain Parkway and make a right at the alley. He noted that the church is at the end of the alley near Mountain Road. He explained that Mr. Kepler owns that land behind his business across the alley, but he does not own the corner lot with the small house at Blue Mountain Parkway and Blackberry Alley. Mr. Seeds questioned what the rest of the land is zoned. Mr. Evans answered that it is currently zoned R-1. Mr. Seeds questioned what the church was zoned. Mr. Evans answered that it was also zoned R-1 as the zoning line runs through Blackberry Alley. Mr. Seeds questioned how much land is this. Mr. Evans answered that it is 179 feet deep.

Mr. Crissman questioned if the corner lot is a private residence. Mr. Evans answered yes and that they are not looking to get their land rezoned. He noted he is only asking for the rezoning for Mr. Kepler's land; however, the Township would have the power to rezone the rest of the land if it wished to.

Mr. Seeds noted he has discussed this over the years that in order to make the Village more economically viable for restaurants that it might be beneficial if we look at the area map. Mr. Evans noted if Mr. Kepler would do this rezoning on his own, the Township could expand the district as it gets closer to the center of the square, and the property owner for the church could ask for it as well. Mr. Seeds noted that we would need to contact those property owners to see what they wanted to do. He noted that we may need to do more than one block. Mr. Crissman suggested that we could do this as part of the September Road Tour. Mr. Seeds noted that he has discussed this over the years, as part of the economic development of the Village, that we should look at this.

Ms. Lindsey questioned what Mr. Kepler is looking to store in this garage. Mr. Evans answered two cars. He noted that he wants to build a residential two-car garage but it is not permitted under the current zoning as a principal use structure; however, it would be permitted under the Village District. He noted that it does not preclude him from building a house on the property in the future but he can't build the garage first.

Mr. Crissman questioned if he could ask for a variance to build the garage on his property. Mr. Evans answered that he may. He noted that becomes the choice, the rezoning or variance. Mr. Crissman noted that the rezoning is to satisfy the needs of one person to build a garage, he would have reservations for doing that to accomplish the goals for one individual. Mr. Evans noted that is why he is here to find out if he could rezone his land to accomplish his goal but it is an adjoining use and would not be spot zoning, rather an expansion of the existing zoning district. He noted that no additional land would need to be rezoned, but it could be if the church wanted to do that.

Mr. Crissman questioned why he is not able to put the garage on his land at this time. Mr. Evans explained that the current zoning does not allow a principal use other than a residence to be the primary use. He noted that a garage is not a residence. He noted that it would be a simple brick and block garage but as a garage first, it is not permitted. He noted that he can go for a

zoning variance or an expansion of the current Village District. He noted that he came to the Township to seek its advice.

Ms. Lindsey questioned if the neighbors are aware that Mr. Kepler wants to put a garage on his property. Mr. Evans noted that nothing has been formally brought to the neighbors as it is strictly an informal survey to review the ordinances and he found that Mr. Kepler could move no further without rezoning or a variance. He noted that he did not want to spend more of Mr. Kepler's money as he needs to decide what he wants to do next. He noted that it made sense to seek the Boards advice first before moving on.

Mr. Seeds noted that he would like for Mr. Kepler to speak to the other property owners but he thinks it should be rezoned. Mr. Evans noted that it affords the Township the ability to expand the Village District so it is not a disadvantage for the other property owners. Mr. Seeds noted that he is very familiar with it.

Mr. Crissman questioned what the impact of the individual is who has the personal residence. Ms. Lindsey noted that they would have to look at a huge garage. Mr. Evans noted that the garage would be located in the corner, noting that he would maintain the vegetative buffer and set the garage back further from the property line as required by the ordinance. He noted that the side setback is only ten feet and they would have it at 25 feet. He noted that he is not talking about an eyesore garage, a residential garage. He noted that it would be two stalls to park his personal vehicles in. Mr. Seeds noted that they have a stock yard now. Mr. Evans noted that they would take part of that away and have grass around the garage. He noted that Mr. Kepler likes cars and he wants to park his cars in a garage as he does not have room for them at his residence.

Ms. Lindsey noted that she would need to know what the church and the homeowner think about this. Mr. Evans noted that he would make notification to both once he knows what direction he is moving in.

Mr. Evans explained that this takes time and it does not happen overnight. He just wanted to get the Board's opinion for how he could move from this point forward. Mr. Seeds noted that they would need to go to the Planning Commission to get their opinion. Ms. Lindsey suggested discussing this at the next Linglestown Area Civic Association meeting. Mr. Seeds noted that they have a meeting next Wednesday. He noted that it is a week from tomorrow at 7 p.m. He

suggested that it would be a good idea for Mr. Evans to come to that meeting. Mr. Crissman suggested that it would be a good idea to get their input. Ms. Lindsey agreed.

Mr. Crissman noted that he is willing to consider it but he wants to make sure all the parties involved are contacted before he moves forward. He noted that he does not want homeowners coming to the Board saying that they were not contacted first. Ms. Lindsey noted that someone from the church and the homeowner adjacent to the property should also attend that meeting. Mr. Evans noted that he will be on the road until next Tuesday and will try to make as many calls as he is able prior to the Wednesday night meeting.

Mr. Wolfe noted that an application will have to be submitted with a public hearing as part of the process and presentations would go before the Planning Commission as this is only a very informal presentation at this time. He noted that meeting with the Linglestown Area Civic Association is a very good idea and many people at home do not understand that the Civic Association is not part and parcel to the Township. He noted that it is a separate free standing community association that exists outside of the building for the benefit of Linglestown. He noted that the Township works cooperatively with that group but in attending that meeting you are not attending an official Township function. Mr. Seeds noted that it is similar to SWAN.

Mr. Crissman noted that it will give Mr. Evans an opportunity to get the local input for this. Ms. Lindsey noted that it is good to get everyone involved.

Request for a waiver of the requirement to submit a land development plan for redevelopment of the Susquehanna Ale House site

Mr. Brian Evans, Evans Engineering, noted that this is the property that runs along Route 22 next to the Tire Mart and Citizens Bank on Route 22. He noted that he has been retained for the redevelopment of this property. He noted that he is requesting a waiver of the land development, as this is an informal request to engage the Board to get its opinion on this before making a formal submission for the waiver for land development. He noted that there is currently a 3,400 square foot structure on the property which is the Susquehanna Ale House. He explained that he is looking to construct a new building, about 4,000 square foot in size, pretty much using the same footprint. He explained that he cannot reuse the building for the proposed purpose as it has to be a clean building. He noted that he brought plans for the Board to review for the waiver

for land development.

Mr. Evans noted that the property is currently 95% impervious coverage and he would look to reduce the impervious, creating additional green space, and as part of the development maintaining the entrances that are currently on Route 22. He noted that he would look to reopen the access to the Citizens Bank parking lot in the back to reestablish the full circulation around the property. He noted that there was an approval in the past to close off those accesses to expand the area to accommodate the outdoor patio seating at the Susquehanna Ale House. He noted that this would reestablish those openings and offer full circulation around the proposed structure.

Ms. Lindsey noted that she wanted to clarify one thing, you keep referring to Citizens Bank but it is M&T Bank. Mr. Evans apologized for the mistake.

Mr. Seeds questioned how old the building is. Mr. Evans answered that he does not know, but he knows that it was renovated.

Mr. Evans produced a survey of the existing property noting that there is an old alley behind the building, part of which was acquired through a quick take process. He noted that this part does exist as a separate section of the alley between the Susquehanna Ale House and the parking lot for M&T Bank.

Mr. Evans noted his next plan is a sketch of what he is proposing, showing the current structure and the new structure, noting that the current building is 3,200 square feet and the proposed building is 4,000 square feet. He noted that the plan does not exceed the square foot expansion but it does exceed the percentage of expansion for a building that would be under the regulations for how much you can expand the building to qualify for a waiver of land development. Mr. Seeds questioned what that is. Mr. Evans stated that he believes it to be 20% and this is just over that. He noted that he is looking at an 800 square foot expansion. Mr. Seeds suggested that it might be 15%.

Mr. Evans noted that the third plan superimposes the old building underneath the new proposed building. He noted that he has pushed the building back from Route 22 a few additional feet and sideways he is within a foot or two of the same dimensions noting that it will expand to the rear and will require a zoning variance for the project. He noted that unless it is determined that we are lessening the position of the structure that he will be tearing down; it should be considered an existing non-conforming use within the setbacks.

Mr. Seeds noted that Mr. Evans stated that he would have less impervious. Mr. Evans answered yes, as he will create some green space around the building providing a net reduction of impervious.

Mr. Crissman questioned in opening up the alleys, where does the traffic go. Mr. Evans answered that traffic from Route 22 will have the ability of the existing main entrance. He noted that they can go across the front and come out the exit back onto Route 22. He noted that traffic that goes to the rear will have the use of driveway next to the parking lot to circulate back through and come out into Orchard Street. Mr. Crissman noted that there is no opening to the bank. Mr. Evans noted that he is showing an opening for circulation. Mr. Crissman suggested that is the drive-through area for banking. Mr. Evans noted if it is not open, he can still move through the parking lot of M&T Bank as there would be a lease agreement with them as it is all part of a cross-access easement agreement between his client and M&T Bank. Mr. Seeds noted that the Bank would be in favor of this. Mr. Evans answered yes, as they have talked back and forth about reestablishing the opening. Mr. Crissman questioned if the clients for the new place will be able to park in the back by M&T Bank. Mr. Evans answered that we satisfy all the parking demands, noting that there is another property owner who has cars parked in other areas. Mr. Crissman noted that he wants to be very clear that there needs to be a written agreement that they may park there, not that it is just okay. He noted that okay is good until you get a new change in ownership or management and they don't want it and your client has a problem looking to the Township to solve the issue.

Mr. Seeds noted that is not an issue as they meet their parking requirements. Mr. Crissman noted if the land is open for parking, granted by M&T Bank, and someone comes in and buys it and they say no, then we have these people coming to the Township to make it right. Mr. Evans noted, since we had to do a cross access easement it can be written in and it will be negotiated as part of the easement agreement. He noted that he is not proposing a restaurant so hopefully it won't be an issue. He noted that it is proposed to be an AT&T facility.

Ms. Lindsey questioned if they are moving from another location on Route 22. Mr. Evans answered that he did not know. Mr. Crissman noted that we don't know what the customer traffic will bear. Mr. Evans noted that it will meet or exceed the requirement for onsite parking. Mr. Crissman noted that you don't know if someone would park in the bank parking lot.

Mr. Evans questioned if the board would consider a land development waiver. Mr. Seeds questioned if the Board can legally do this. Mr. Stine answered that you can but he doesn't know if it has. Mr. Evans noted that he would submit a request to waiver for plan development for this Board to take action. He noted if it was under the 15% it is automatic by ordinance, but beyond that he would have to make application to the Board and request the waiver of the land development. He noted that he would have a storm water management plan, and comply with all the ordinance and regulations for setbacks and plans. He noted if he had an issue he would apply to the Zoning Hearing Board for a waiver. He noted if he does not need a land development plan then he would take the administrative process which allows him to expedite the approval process for the site and to get under construction sooner.

Mr. Seeds noted that he does not see any problem with it. Ms. Lindsey agreed. Mr. Seeds noted that it would be an improvement as we would have more pervious area and better access, and the building would sit back further from the street and maybe get a green area along Route 22. Mr. Evans noted that he will add green space in selected areas. He noted that opening up the back will provide for better circulation in the area. Mr. Evans noted that he knows what he needs to get for Mr. Crissman's vote for the waiver.

Review of proposed policy providing for the sale of Township vehicles  
and equipment to its volunteer fire companies

Mr. Wolfe noted that previously the Board entertained a request from one of the fire companies to purchase a Township truck that is ready to be released from service. He noted that it is a Ford F-150 Truck and the fire company has offered to purchase it. He noted by the PA 2<sup>nd</sup> Class Township Code, the Board is legally allowed to sell to its volunteer fire companies or give to the volunteer fire companies without going through the competitive bid process. He noted that the Township has done this on a limited basis in the past but has not sold to any of its volunteer fire companies recently. He noted that the Board suggested that before it continues this practice, it should have a policy in place to make sure that it treats the fire companies equally and fairly and to make sure that the tax dollars are properly protected.

Mr. Wolfe noted that he prepared a draft policy for consideration and it has six paragraphs, the first of which is that the Township must determine that the vehicle or equipment is surplus and takes it out of use. He noted that it would prevent the fire companies from asking

the Township to take something out of use before its time. He noted that the list of surplus equipment and vehicles will be provided to the Township Public Safety Committee 15 days prior to any disposition. He noted that it would not be unnecessarily burdensome on staff. He noted that the Township may then offer the equipment to the volunteer fire companies at 40% of market value. He noted for vehicles it would be determined by the Kelly Blue Book and for other equipment it would be done in a similar fashion. He noted that any item that is sold is sold “as is”. He noted that it will not be fixed or made operable or inspected. He noted that any action by the Board to sell a vehicle or equipment must be initiated by a fire company through a written offer to purchase signed by the President of the Fire Company and should more than one fire company desire to purchase a piece of equipment it would be determined by the drawing of lots.

Mr. Wolfe noted that he could modify this document as per the Board’s wishes and if it is acceptable it could be placed on an upcoming agenda.

Mr. Crissman noted that it is ready for the agenda. Ms. Lindsey agreed.

Mr. Seeds noted that we discussed 50% at one time but he said 40% is okay with him.

Mr. Hawk agreed that 40% is fair. He stated that it should be put on the next agenda.

#### “Otta Know” Potential membership in the Harrisburg Chamber of Commerce

Mr. Wolfe noted that he participated in a marketing outreach with Mr. Hawk with representatives with the Harrisburg Chamber of Commerce (HCC). He noted that the HCC is encouraging municipalities to become members. He noted that the Township is not a member now, but he has participated on the Local Government Committee of the HCC, and the Environmental Sub-Committee as an invited guest, and has participated in either one for several years. He noted that that Township is not a member and he included their presentation materials in regard to the benefits of belonging to the HCC. He noted that a membership is based upon the number of employees in the workforce and the cost for the Township would be roughly \$1,000.

Mr. Crissman requested someone to identify the strengths and weaknesses of membership. Ms. Lindsey questioned if the employees of the Township will attend the events. She noted that we don’t want to become a member if no one is going to participate. Mr. Hawk noted, over the years he has been an active participant with the HCC. Ms. Lindsey noted that we attended something last year. Mr. Hawk noted that it is a great way to network with people in

government to stay in touch with the movers and shakers in the County.

Ms. Lindsey questioned if the employees would be attending different functions. Mr. Wolfe noted that he has been actively involved and Mr. Weaver has recently started attending the Environmental Committee activities. He noted that he is not sure too many employees would benefit except for maybe Parks and Recreation and Friendship Center. Mr. Crissman suggested that it would be more geared for CEO's, Managers and Directors.

Mr. Wolfe noted that there are special workshops offered, networking activities, and workshop activities for employees and they have their own health care program that would not be a benefit to us. He noted that there are educational opportunities, network opportunities that would be a benefit to the Township, noting that he has participated in many things as an invited guest for many years. He noted that we can participate without becoming a member but we would be taking advantage of membership without paying for it.

Mr. Seeds questioned if the Township would realize \$1,000 in savings or is it a good investment for the residents. Mr. Wolfe answered that the Township would not save \$1,000. Mr. Hawk note that there is a benefit but to try to quantify the \$1,000, it is difficult to do. He noted that it is all in what you make it with the contacts that you have. He noted that it keeps the Township actively involved with other community leaders and that is always a benefit.

Ms. Lindsey noted if Mr. Wolfe and Mr. Weaver have been attending things, maybe we should buy into it. Mr. Seeds noted that it may benefit the Sewer Authority more than the Township. Mr. Wolfe noted that he likes the way Ms. Lindsey put it, if you are willing to go to their functions, it is very worthwhile and you need to be a member. He noted if you don't have an interest in participating then he and Mr. Weaver can continue to do what they are doing and he is fine. He noted that he would not join just to join.

Mr. Hawk noted that he would vote in favor of joining. Ms. Lindsey noted that she and Mr. Hawk and Mr. Crissman went to a function last year. She noted that it was a good way to network; therefore, if we join we would be able to attend some of the functions, meeting people from other areas. She noted that we met people from all over the state.

Mr. Crissman suggested taking a year membership and when renewal time comes around we can decide at that time if we want to renew our membership. Mr. Seeds suggested that Mr. Wolfe put it in the 2016 budget. Mr. Wolfe noted that is what he will do. Ms. Lindsey noted if

we join, Mr. Wolfe will keep the Board informed for all the different functions.

### **Adjournment**

Mr. Crissman made a motion to adjourn the meeting, and Mr. Hawk adjourned the meeting at 7:40 p.m.

Respectfully submitted,

Maureen Heberle  
Recording Secretary

Approved by,

William L. Hornung  
Township Secretary