

MINUTES

PUBLIC HEARING – AUGUST 15, 2018

LOWER SWATARA TOWNSHIP BOARD OF COMMISSIONERS

A Public Hearing of the Lower Swatara Township Board of Commissioners, held at the Lower Swatara Township Municipal Building, was called to order at 6:30 P.M. by President Jon G. Wilt.

Roll call was taken with the following officials in attendance:

- Jon G. Wilt, President
- Todd F. Truntz, Vice President
- Ronald J. Paul, Assistant Secretary
- Christopher DeHart, Commissioner
- M. Elizabeth McBride, Manager
- Jean R. Arroyo, Secretary
- Peter R. Henninger, Solicitor
- Andrew Kenworthy, Engineer
- Ann Hursh, Planning & Zoning Coordinator

Absent: Commissioner Michael J. Davies

Residents and visitors in attendance:

(PLEASE SEE ATTACHED SIGN-IN SHEET)

PURPOSE:

Solicitor Henninger explained the purpose of this evening's Public Hearing is to receive public comment on the proposed transfer of the distributorship liquor license of Wilsbach Distributors, Inc. (the "licensee"), Liquor License No. ID-178, from Susquehanna Township to Lower Swatara Township. Pursuant to the state liquor code, a transfer from one municipality to another requires a Public Hearing be held in the municipality to which the license would be transferred. Notice of the hearing has been properly advertised.

Solicitor Henninger explained that the burden is on the applicant to show that it can meet all the requirements. The Board of Commissioners has the option to deny or grant the transfer by resolution, which will appear later on the legislative agenda. To deny it, however, it must be shown

to be a danger to the health, safety and welfare of the residents and citizens of Lower Swatara Township.

President Wilt called on the applicant, Wilsbach Distributors, to present their request and an overview of the plan.

PRESENTATION BY APPLICANT:

Attorney Stephen Dzurainin, from the firm of Wix, Wenger, and Weidner, stated that he is the attorney for Wilsbach Distributors. Also in attendance this evening from Wilsbach Distributors is Owner Frank Sourbeer, General Manager Frank Sourbeer Jr., and Executive Vice President of Sales Charles Sourbeer. Attorney Dzurainin stated that he would like to make it clear that what is being presented tonight is just a sketch plan, since it is very early in the process. The property is under a conditional agreement of sale. This is the first of many steps. The first step is to make sure that Lower Swatara Township is willing to allow the transfer of the licensee from Susquehanna Township. If this is approved, they will then have to apply to the PA Liquor Control Board for the transfer, attaching Lower Swatara's resolution to that transfer application. In order to develop the property, Wilsbach will have to go through the land development approval process. Attorney Dzurainin noted the property is at the corner of Oberlin Road and Longview Drive and is zoned Industrial Park, which allows for warehousing. The intent in the current operation is a beer distributorship to retail operations; they will not sell beer to retails directly within the shop.

Frank Sourbeer provided a brief history of Wilsbach Distributors, which started back in 1933 in a little alleyway off Division Street in Harrisburg. After several moves in the area, in 1998 they moved to the current location off Union Deposit Road. While they felt it would be the last move, business has changed over the last twenty years with the expansion of brands. The operation is starting to burst at the seams, and future planning is necessary

Frank Sourbeer Jr. agreed that as the business becomes more complex, additional space is needed. This plan provides the ability to expand up to about 300,000 square feet, although they won't need all that room right away. He noted that there are utility lines running through the property right now, and these will need to be moved behind the building. Landscaping is planned behind the building to buffer the operations. Most of the truck traffic will be happening on the other side of the building between Oberlin Road and the facility, so they do not anticipate much noise pollution to the property behind. As previously mentioned, they will probably not need the entire

300,000 square feet anytime soon. 200,000 square feet would be doubling of its current facility, and that would still allow for quite a bit of growth. In the future, it is anticipated more employees will be working from home, which would result in less destruction of the local roads. Mr. Sourbeer Jr. commented that they will be working with a renowned architect to design a modern, attractive building. There will not be much other development on the site other than what is shown on the sketch, except perhaps something like a walking trail.

BOARD COMMENTS:

Vice President Truntz referenced the sketch plan and the entrance show right out onto Route 441. He stated that this is one of the more dangerous intersections in the Township, because drivers coming from Swatara Township have a speed limit of 50, and the speed limit is reduced at the proposed driveway location. He stated his concerns are from a safety standpoint. He also questioned how many trucks come through and make a left there; how will this be managed? Mr. Sourbeer Jr. responded that they will not have nearly as many trucks in comparison to something like FedEx or UPS, where there is traffic all day long. There are about 30 routes a day right now, but hopes are to buy bigger trucks to have even less trucks go out. Vice President Truntz questioned if trucks would be coming to the location to deliver beer to them. Mr. Sourbeer Jr. confirmed that right now, they have about 10 – 15 loads a day from the breweries.

Commissioner DeHart stated that he was on the Planning Commission back in 2008 when D&H tried to build in that area, before the economy went bad. Concerns at that time were about the safety of the intersection of Longview Drive and Route 441. Site distances are very poor, and there are no turning lanes. He suggested that Wilsbach Distributors look at improving that intersection. While there are costs involved with doing so, it would make it safer for their employees and for the general public. Also discussed when the D&H plan was presented was the possibility of a second entrance off Longview Drive as an emergency way out, not for the trucks but for employees. It would also give the Fire Department a second way in. Commissioner DeHart questioned what type of buffer would be provided, since there are ballfields and a park behind the building. Mr. Sourbeer responded that it is really too early to answer this, since it involves moving some of the lines and abiding by setback requirements. Mr. Sourbeer Jr. anticipated a fence/tree combination. Commissioner DeHart suggested Wilsbach Distributors start thinking about all these concerns now. Mr. Sourbeer agreed, and added they would certainly be a proponent to whatever they could do to

encourage PennDot to reduce the speed limit to 35 or less the whole way through this stretch. He added that the ideal situation would be to load the trucks at night, and have them out of there as early as possible in the morning.

President Wilt agreed that is important not to add any further traffic to the Longview Drive/Route 441 intersection, especially with a daycare being across the street.

Attorney Dzuranin again stressed that what is being presented tonight is nothing more than a sketch plan. The land development process will address a lot of the issues presented tonight. The intent is not to take trucks out onto Longview Drive, but rather to Route 441. He agreed that a second entrance is feasible for employee and emergency purposes. He added that Wilsbach Distributors feels their operations will create a lot less traffic impact than a UPS or FedEx, which are allowable uses for the property. Another benefit is that the operation will provide about 80 – 100 employees within the Township. In addition to moving gas lines and power lines, all stormwater management issues will be addressed. Water and sewer impact will be minimal, since they will only be required for the employees. This will not be a brewery. Lighting issues will also be minimal. Attorney Dzuranin stated that he feels the burden has been met, and asked that the Board consider approval of the resolution.

PUBLIC COMMENT:

Mary Golab, 804 Nissley Drive, stated that on paper, she has no problem with the liquor license being transferred from Susquehanna Township to Lower Swatara Township. Her concern is where this facility may be located. Ms. Golab stated that she has lived in the Township for twelve years now, and will not even try to kamikaze her way across Longview Drive and Route 441. She noted that at 6:45 A.M. on weekdays, it often took her ten minutes to get out from Nissley Drive to Route 441. She suggested that Wilsbach Distributors look at the traffic now to see what is going on there. She added that the expansion of their business will probably result in additional, longer trucks on a roadway that already has traffic problems. Ms. Golab added another question to consider is whether more impervious surface will result in flooding at the park. She also expressed concern with the fact that there is a daycare across the street.

Jim Rodgers, 181 Highland Street, stated that he is the largest contiguous neighbor of the property in question and has already met with Wilsbach Distributors. He added he was also deeply involved in the discussion when D&H was interested in this site in 2008; Wilsbach will be half that

size. He agreed that he is also concerned about stormwater issues and impervious space, as the water would flow to his property. If the Board approves this resolution of transfer, he stated his plans to be involved in the land development process. Mr. Rodgers expressed his support of passing of the resolution for the transfer of the liquor license.

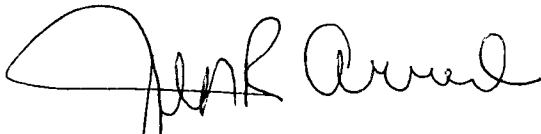
Ed Halpern, 804 Nissley Drive, referenced comments made about there being no noise pollution as a result of the operation, and stated there will be noise from the trucks braking. Residents in this area will hear those brakes. He added that he is also very concerned about the impact on the roads. He asked that the Board consider the impact the facility will have on the roads and the environment. Mr. Halpern stated that there must be other places in the Township for the facility which are not across the street from a daycare or a residential neighborhood.

Sonny Leonard, 1956 Oberlin Road, stated that he lives cattycorner from the daycare facility, and already has a hard time getting out of his driveway because of the FedEx trucks. He stated that FedEx drivers have told him that they are directed to use 441 rather than 283. There have already been numerous accidents on this stretch of roadway. The more businesses brought into this area, the more traffic and more problems.

CLOSE:

Hearing no further questions or comments, a motion was made by Commissioner DeHart, seconded by Vice President Truntz, to close the Public Hearing. The motion was unanimously approved, and the Public Hearing was closed at 6:57 P.M.

ATTEST:

A handwritten signature in black ink, appearing to read "Jean R. Arroyo", written over a horizontal line.

Jean R. Arroyo
Township Secretary

PLEASE PRINT NAME CLEARLY

AUGUST 15, 2018

PUBLIC HEARING - 6:30 P.M.

LEGISLATIVE MEETING - 7:00 P.M.

Name/Organization	Address/Contact Information
Jim Rogers	181 Highland St.
Mary M. Golab	804 Nissley Drive
Ed Halpern	804 Nissley Drive
Frank Soubear	Wilsbach
Frank Soubear Jr.	" "
Charles Soubear	Wilsbach
Stephen Dzukaris	Wix, Wenger & Werdner
Laura Hayes	Press & Journal
Nancy Avolese	N. Union St.
BILL LEONARD	1401 HERITAGE SQ.
Donna High	Powderhorn
KANE HIGH	"
John Weikle	LSFD
Lawrence A. Dineen III	New Thing Community Inc
Carolyn Lutz	Wardridge Dr
ALLEN SMITH - CONEWAGO	610 EDGEGROVE RD. HANOVER