

MINUTES

PUBLIC HEARING (ZONING AMENDMENT) --- MARCH 6, 2019

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 6:22 P.M. by President Jon G. Wilt.

The following officials were in attendance:

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

Residents and visitors in attendance:

(PLEASE SEE ATTACHED SIGN-IN SHEET)

President Wilt explained that this hearing is a continuance of the hearing held on February 20, 2019 at 6:30 P.M. The purpose of this Public Hearing is to receive public comment on an amendment to the Code of Ordinances of the Township of Lower Swatara, Dauphin County, PA, Chapter 27 (Zoning), to rezone certain land from the R-U Residential Urban District and the IP-L Industrial Park Limited District to the I-P Industrial Park District. Solicitor Henninger noted that the hearing for this zoning change was properly advertised and posted and has been reviewed by the Dauphin County Planning Commission and Lower Swatara Township Planning Commission.

Charles Courtney, McNees, explained that he is here on behalf of the applicant. With him tonight is Michael Schwab, Dan Schwab, and Jason Wilhelm of D&H Distributing; Tim Kinsley, with Kinsley Properties who will oversee site construction and development; Ron Secary of Secary and Associates who is the project engineer, and Craig Mellott who is the traffic engineer. Before

the Board this evening is a request to rezone a portion of the Jednota property. D&H has under agreement about 276 acres of this property which is split zoned and is currently zoned,

(1) Office Park Limited, (2) Residential Urban, and (3) Industrial Park Limited. All of these districts permit intense development, so the question is how the property gets developed. With D&H as the driver, this is a unique opportunity to shape development to yield a result they believe to be much better than can be achieved under current zoning – much better for the Township, the neighbors and the taxpayers. The rezoning will allow the development of this site to be pushed more towards the Airport Connector Road which will allow the opportunity to preserve and create a natural, undisturbed and undeveloped buffer that is far larger than typically seen with projects such as this. It will also yield a traffic impact that is less than what could be generated under current zoning. It will provide an opportunity for some stormwater relief to the Lisa Lake area.

Mr. Courtney added this rezoning request has been recommended by both the County and Township Planning Commissions.

Mr. Courtney noted that a full presentation had been provided on February 20, so he would request that the Minutes of that meeting be incorporated into this record. Tonight, highlights of the slide presentation will be provided.

D&H is a national technology distributor, based in Dauphin County. It has over \$4 billion annually in revenue; its employees have stock ownership in the company. D&H has outgrown its current facilities and desires to stay in Dauphin County. After a long search, it has settled on the Jednota site, which provides enough flexibility that D&H can commit to this site for decades. Total employee counts are at about 203. In the first year, this would ramp up to about 240. Within five years, the number would be about 367.

An aerial map of the site was shown. At this point in time, no change is being requested for the area north of the turnpike that is zoned Residential Urban. To the south of the turnpike are two areas. The area between Rosedale and the turnpike is currently zoned Residential Urban. The area to the south of Rosedale is split zoned between Industrial Park Limited and the Office Park District in the corner. What is being proposed with this application is to rezone two areas: to the north of Rosedale, between Rosedale and the Turnpike is proposed to change from Residential Urban to Industrial Park. To the south of Rosedale, the entire area that is currently zoned Industrial Park Limited is proposed to be rezoned to Industrial Park. What remains to be unchanged is the area to

the north, which would stay Residential Urban. The area south to Rosedale which is Industrial Park would remain Industrial Park.

Mr. Courtney provided a broad overview of the site plan. There is an office building on the site which has two tenants. One has a lease which expires in 2019 and the second has a lease which expires in 2020. Both tenants have provided written commitments to enter into long term leases. D&H, with these commitments, intends to leave the office building as is. The overall site will have two buildings: (1) the building to the north of Rosedale will be about 655,000 square feet with some expansion area; (2) the building to the south of Rosedale will be about 400,000 square foot and will probably be constructed after the D&H building. Until D&H needs to occupy this building, it will be leased to a third party that will be compatible with D&H's operations. There will be two access points off of Rosedale for the building to the north of Rosedale, and one access point for the building to the south.

As mentioned previously, plans are to push the development towards the Airport Connector. Mr. Courtney showed the areas that are planned for buffers; the plan is to permanently deed restrict buffer areas over and above what is required by the ordinance. He referenced a slide showing the areas to be preserved: 2.5 acres, Area A; 18.0 acres, Area B; 16.5 acres, Area C; and 15.0 acres, Area D. In total, this plan proposes the preservation of about 52 acres. Current zoning, on the other hand, would encourage more spread-out development and probably not provide the opportunity to preserve these areas.

Mr. Courtney explained that since the existing memorial and Rosedale Drive in this area has a nice streetscape, the plan is to maintain this same streetscape; on the northern side of Rosedale an easement was granted to Jednota of approximately 125' x 435' long. This easement will include the existing memorial, stone wall and large trees that exist. These things will not be disturbed. One area of the wall will be removed due to the D&H access driveway. The streetscape on the southern side of Rosedale will remain the same because the current office building is being retained.

A Line of Sight graphic was shown from Morgan Drive looking eastward towards the proposed D&H building. The mature vegetation and woodlands will remain; there is the intention to preserve the area from Stoner Drive to the D&H development.

Traffic was a concern of some residents so a traffic study was done early in the process to see what improvements might be anticipated. An early outreach meeting to the public resulted in questions about truck traffic, as well as concerns about the existing truck traffic on Rosedale. Part of the proposed design is with the thought of controlling truck traffic better than it is today. The goal is for the residents along Rosedale Avenue to be better off with this project through these proposed improvements. From a traffic impact standpoint, D&H is about 10% of the industry standard. It is a fraction because of how it operates. Only full trailers, not partially full trailers, leave the site. Currently, there are about 35 trucks counting both incoming and outgoing, and during peak season there may be 42 trucks per day. In five years, it is anticipated that there will be 39 trucks per day and in peak season there will be 46.

A depiction of anticipated transportation improvements was shown. From a truck traffic control standpoint, truck traffic will be directed towards the east, and plans will be included in the design which will physically encourage trucks to travel Rosedale Avenue to the Airport Connector or Meade Avenue to Route 230. Commissioner DeHart asked about the visibility to the right for the truckers to be able to see the vehicles coming up the highway. Craig Mellott, Traffic Planning and Design, explained they are just in the schematic phase of the sketch. They have not done any detailed engineering yet. He agreed this is something they will want to provide in order to ensure the truck drivers have enough sight distance to make the turn.

Mr. Courtney added that signage will make it readily apparent which direction the trucks should go. An overhead sign saying "No Trucks Beyond this Point" is also planned so they are not headed any further west on Rosedale. As an additional redundancy, a truck turn-around area is also planned. It is also recommended that a truck prohibition sign be placed on Whitehouse and certain stretches of Rosedale. With these designs, the residents along Rosedale should be in a better position than they are today in regards to truck traffic.

Other roadway improvements include widening of Rosedale p to the Airport Connector, and then from the Airport Connector to Meade Avenue. At the intersection of Meade and Rosedale, it is anticipated that there will be widening of the curb radii. Two signals are shown on the plan, and will be installed assuming that PennDot agrees that sufficient warrants are met.

Mr. Courtney next addressed stormwater and flood control, and noted he is well aware of the flooding issues in the Jednota and Lisa Lake areas. There are two ways in which this project can provide relief. Firstly, in connection with development of the D&H property, the rate of stormwater

runoff and the volume of stormwater runoff should be reduced. With the stormwater controls and designs that will be put in place with this project, there should be less water coming off the site, and at a slower rate. Secondly, they understand that the Township engineer has looked at, in the past, some improvements that could be done in the area of Lisa Lake to provide some stormwater relief. Some of the recommendations to be made were shown to occur on the Jednota property, and D&H desires to work with the Township on measures that would provide some stormwater relief.

Mr. Courtney referenced a slide on tax assessment, showing an overall project value of over \$93,000,000. From a real estate tax point, this computes to almost \$300,000 in annual tax revenue to the Township, about \$1,400,000 in tax revenue to the school district, and almost \$500,000 in tax revenue to Dauphin County. It would provide benefit to local vendors of about \$12,000,000 annually. As Dan Schwab reported at the last meeting, D&H is also very engaged in community support in a variety of ways.

The big picture, when looking at this project, is that intense development is already allowed on this property. The question is how to produce a great result for the Township. With a plan and proposal that pushes development to the east towards the Airport Connector, preserves 50 acres, produces less traffic than what could be yielded under current zoning and provides opportunity for stormwater relief, D&H believes this is a plus for everyone – the Township, residents, and taxpayers.

Commissioner Davies referenced plans for signalization of the Rosedale Avenue/Meade Avenue intersection. Mr. Courtney agreed this will be looked at if warrants are met.

Commissioner Paul noted that building #1 is on the north side, between the Turnpike and Rosedale, and building #2 is anticipated to be developed at some point in time. He asked if this would occur sooner or later. Mr. Courtney responded that he envisions it will happen sooner. D&H is the driver for this building, so they would want to make sure that is moving forward. At this point, plans are to complete the D&H building before that one is started. Commissioner Paul asked if this second building will be entirely under the control of D&H as far as tenants. Mr. Courtney confirmed this is correct. Commissioner Paul stated he assumes the sewage flow will be going towards the Middletown Wastewater Treatment Plant and reminded them that this pump station is old and may need some help. Commissioner Paul referenced the permanent deed restriction and asked how permanent this really is. Solicitor Henninger stated at the land development stage, it would become much more permanent because it would be part of the land development plan either

through the Developer's Agreement or through notes on the plan and deed stating it cannot be changed without Township consent. Mr. Courtney added that from their purposes, permanent means forever. This is something they would be willing to dedicate to the Township or be willing to give to a conservancy. Commissioner Paul added that the Township does not usually get involved in deed restrictions. Solicitor Henninger agreed, and noted the conservancy idea would provide an even better result for those areas. Commissioner Paul referenced the comment about the dedicated buffer area remaining as is. He asked if there is anything envisioned besides corn at the corner of Whitehouse and Rosedale. He asked about the possibility of trees. Mr. Courtney agreed that they would be willing to work with the Township to beautify that area.

Vice President Truntz asked if there is any way to quantify the southern spec warehouse. He asked if there is any idea how many trucks will be going in and out of there – as much as D&H or less. Mr. Courtney stated that it is a smaller building and single-loaded. That design will typically produce fewer trips. He stated that at this point in time, he can only anticipate that it will be the same or a bit more. Vice President Truntz asked if there could be a clause put in the lease to require them to follow the signage the same way D&H does. Mr. Courtney agreed, and added that D&H will have a vested interest in making sure its neighbor is a good operator. Solicitor Henninger noted that D&H will not want a heavy truck user, since it will impact its own operations. Vice President Truntz asked the approximate number of employees going back and forth on Rosedale. Craig Mellott, traffic engineer, explained that based on industry standards for traffic generated for employment at warehousing, which is a bit high, the study found that predominately, they will be coming from Meade and Rosedale from the east, and some headed to and from the west on Rosedale to Whitehouse Lane. The important thing to keep in mind is that it will be less traffic than if developed with houses or other uses. They cannot control public passenger traffic from these routes. Commissioner Paul noted this does bring up the point that there will be more vehicular traffic on Whitehouse and Rosedale, so there may need to be additional improvements to these streets too. Mr. Mellott added that as part of the land development stage, there will be a formal transportation impact study submitted for the engineer's review in compliance with the Township's standards.

President Wilt asked when they anticipate the project will get started, if approved. Mr. Courtney stated the next step would be land development, which would take them beyond the year and into next year. From a build standpoint, they would anticipate it to be the first quarter of 2020.

Commissioner DeHart stated he realizes plans are to do the upper building first – the D&H portion. There was talk about assisting the Township with swales to keep the water from going down into the trailer park. He asked if this would be done at the same time as the upper building, or after work started on the lower building. Mr. Courtney stated it would probably make sense to do that in conjunction with the lower building, but he doesn't feel the lower building will lag far behind since that lower building is necessary to maintain the economics of this project. Commissioner DeHart asked the height of the buildings. Mr. Courtney responded they are in the neighborhood of 45'. Commissioner DeHart stated it would be nice to see something a bit more aesthetically pleasing than just a big metal box warehouse. He added that he is grateful that the front businesses there decided to stay, which also gives a bit of a buffer. Commissioner DeHart added this is a nice area, and he would like to see it enhanced. Mr. Courtney agreed, and noted that D&H will want an attractive building as part of its campus.

PUBLIC COMMENT:

Don Wager, Oberlin Road, referenced all the discussion about stormwater concerns. He noted there was talk about a retention pond on the site. To alleviate anything going to the Jednota Flats, he asked if consideration had been given to using underground detention vaults which can be put on the parking lots. While they are more expensive than a pond, that would eliminate any stormwater from going down to the Flats. Mr. Courtney explained these collect just like an above-ground pond and release, so there would still be a release. The import thing is there is a lot of area to work with and they anticipate, based on the volume and rate that stormwater is flowing from that property today, that there will be less volume and it will come off the property at a slower rate. D&H has also agreed to work with the Township to put in other features to help alleviate the problem.

Steve Hickoff stated that he lives right in the heart of Jednota Flats and has been here numerous times in past years to ask that something be done to help with the flooding in his neighborhood. While he did get some promises, nothing ever transpired. PennDOT had promised

it would do some clean-up around the interchange, but never did. The Airport promised him it would get somebody to look at the drainage pond down there; that retention pond has been there over 40 years and has never been touched or cleaned. This just hurts the people in the Flats. Mr. Hickoff stated that D&H is buying the property directly above the Flats, and that property does soak up some water. This has to help somewhat. He explained the problem in the Flats is that once the water comes down, there is only a small outlet for it to get out. Naturally, this means it backs up. He stated that it seems to him that if buildings and macadam are put there, it will not help the situation at the bottom of the hill. Mr. Hickoff stated that some of the residents in the Flats were bought out, and some are still leaving. He explained that he hates to give up his home. Mr. Courtney stated that one of the first things they heard about when purchasing the property was stormwater concerns. They are willing to work with the Township to come up with a solution that will provide relief. This project could be the impetus to get some relief there.

Theresa Fink asked how deep the retaining ponds will be. Mr. Courtney explained that the design work has not been done on these yet, but typically they are 4' – 5' deep. Ms. Fink noted that in 2017, there was 4" of rain that fell in one hour and all the water came down below. These retaining ponds will not hold the water. She added that Lisa Lake also pumps in down there, below the Flats. Once they overflow, the overflow up there comes down. Ms. Fink stated that she is getting bought out, hopefully soon. Solicitor Henninger interjected that the Township just received the 2017 grant agreement last month, after a year and a half of waiting. It was signed by the Township and returned, so now the Township is waiting for signature from FEMA, PEMA, etc. Ms. Fink added that she has an email from PEMA stating that the Township is supposed to be providing updates to the residents eligible for buy-outs. Solicitor Henninger stated that he will make sure that Sergeant Tingle (the Township's Deputy EMA Director) does so. Ms. Fink again stated that this project will add more water to the Flats area and she is concerned for the residents who still live here and are tired of getting flooded because the Township doesn't want to do anything.

Scott Cooper, 561 Colony Dr, stated the D&H presentation tonight was excellent. From a safety standpoint, truck traffic will be re-routed. This project will be good for employment and the tax base. He noted it is also important that this is a local company, with local family ownership. Mr. Cooper stated he feels this is a good move.

Sharon Linta, Rosedale Avenue, stated that she spends a lot of time running on Rosedale Avenue past Jednota. There are a lot of runners, walkers, bicyclists, and pedestrians and she is concerned about safety. She is also concerned about noise pollution, air quality, and what will happen to the neighborhood. She asked the Board to care more about the quality of the Township. Ms. Linta stated she has lived here most of her life. It is a beautiful place but becoming more and more developed with warehouses everywhere. It's becoming uglier and not the kind of place she would want to be.

Christopher Revis stated that he has been at D&H for five years, and asked to provide a personal account of how D&H can change lives. When he got back from Iraq in 2012, he was in a very, very dark place and didn't envision himself every working again, or even getting off the couch. A friend who worked at D&H urged him to apply, and he was offered a job there. He had a wonderful mentor who helped him become a business professional again. Within a year, he was designing architecture and infrastructures for hospitals and surgical centers, 911 centers, etc. He stated that D&H effects everyone it touches in a positive way. Ms. Revis added that he is now married to another employee of D&H and they are expecting their first child. He remarked that no one needs to worry about whether D&H can be trusted to keep their promises. The Township could not ask for a better company to be moving here.

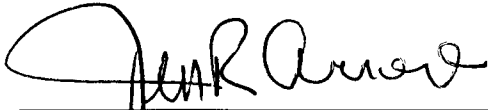
Joe Trojcak stated that he comes here with a unique perspective, since he lived on the property from 1962 – 1977 and also cut grass and worked at the print shop to put himself through years at McDevitt and HACC. He shared some photos and stories of when it was an orphanage. Mr. Trojcak stated that it makes him smile to hear that D&H may move in here. This property always seemed to take care of people, and D&H intends to hire more people and have an interesting business. On behalf of all the people who called this property their home at one time, Mr. Trojak stated he feels this is a good idea.

Richard Woodhead, 29 Donald Ave, stated that he worked for D&H for over 15 years. The D&H family has kept its business going over the years, through tough economic times. They've kept a nice, stable business through thick and thin, which is remarkable. From personal experience, he knows the sons and their father care about their employees. He stated he cannot think of a better company to move into the area.

CLOSE:

Hearing no other comments from the Board or public, a motion was made by Commissioner DeHart, seconded by Commissioner Davies, to close the Public Hearing. The hearing was closed at 7:15 P.M.

ATTEST:



Jean R. Arroyo
Township Secretary

PLEASE PRINT NAME CLEARLY

MARCH 6, 2019

PUBLIC HEARINGS (2)- 6:00 P.M.

BOARD OF COMMISSIONERS WORKSHOP MTG. - 7 P.M.

Name/Organization	Address/Contact Information
Michael Schwab	
Jason Wilhelm D&H	
Greg Dimontre C2C design	
Scott Conner	
Angela Annz Campus Heights	
Sandra Ringberg	
Don Schuch	
Richard Woodhead	29 Donald AVE
Mike Murnan	
RON SECARY	SSA
Dave Feidt	
Theresa Kuo	
Brad Sinden	
Laura Hayes	Press & Journal
Mike Conrad	
Dale Messick	101 Greenfield Dr
Sharon Linta	Rosedale Ave
Don Wagner	915 Oberlin Rd
Jon Casey	
Elizabeth Murell	9 Bangor Rd 17057

PLEASE PRINT NAME CLEARLY

MARCH 6, 2019

PUBLIC HEARINGS (2)- 6:00 P.M.

BOARD OF COMMISSIONERS WORKSHOP MTG. - 7 P.M.

Name/Organization	Address/Contact Information
BRUCE HARTER	STRITES RD.
John Weikle	LSFD
Jeff Ash	5 RAY Rd
Tracy Bechtel	2 Berkeley Dr
DANIEL MAGALD	PHEASANT RUN RD.