

MINUTES

NON-LEGISLATIVE MEETING – JULY 5, 2023

The July 5, 2023 Non-Legislative Meeting of the Lower Swatara Township Board of Commissioners was called to order at 7:00 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
- Zachary Border, Manager
- Jean R. Arroyo, Secretary
- Michael McAuliffe Miller, Solicitor
- Brett Flower, Solicitor
- Richard Snyder, Planning and Zoning Coordinator
- Scott Washinger, Public Works Director
- Brian Davis, MS4 Coordinator
- Daniel Tingle, Sergeant

Residents and visitors in attendance: Please see attached sign-in sheet

President Wilt welcomed everyone to the meeting and opened the floor for public comment.

PUBLIC COMMENT:

Kimberly Vajda, 5 Greenfield Drive, stated she is here representing several of her neighbors on Greenfield Drive. They are requesting to see the plot plan from 1991 for what was originally called “Greenfield Estates” to see if Greenfield Drive was to be an emergency access only road. If it is not an emergency access only road, the traffic volume needs addressed. With the School District’s proposed expansion plans, there will be at least 340 additional parking spaces. Traffic volumes will be increasing, and ingress/egress onto Oberlin Road from Greenfield Drive is very poor due to site distance. Traffic will destroy this quiet neighborhood. She asked if speed bumps would be a possibility to at least help somewhat. Commissioner DeHart stated a traffic study will need to be done, and it will determine what

PennDOT will require to address site distance issues. Ms. Vaja suggested the study be done when school is in session to make it more accurate.

Commissioner Paul explained the portion of Greenfield from Oberlin Road to the entrance of the park is a dedicated street which means anyone can use it. Ms. Vajda asked about the portion after that, on the school property. Commissioner Paul explained that this was extended by the School District. The original plan showed a cul-de-sac but the Board at that time allowed the School District to extend it. Basically, part of it is dedicated and the rest is on School District property. Ms. Vajda noted the new campus will look amazing, but asked what the neighbors here can do to survive this increased traffic. Solicitor Miller stated there is not much that the Township can do to limit the use of a public road, other than do traffic studies and if warranted, implement traffic calming devices. Ms. Vajda asked about reducing the speed. Solicitor Miller noted the posted speed limit is already 25 mph. Vice President Truntz commented that speed tables may help. Commissioner Davies added that he has experience with these, and they do seem very effective. However, they also create maintenance issues, especially during snow events. He suggested the residents also speak to the School Board about these safety concerns, as they will probably be amiable to taking steps to make traffic flow safe. Ms. Vajda asked how the neighbors will know when further conversations about this subject will take place. Commissioner Paul explained that the Township does post meeting agendas, and the public is always welcome to participate in these meetings. Commissioner DeHart suggested the neighbors also attend School Board meetings to make their concerns heard. The next School Board meeting is scheduled for August 1. He noted that he is not in favor of speed bumps, as they create a danger to emergency vehicles and their equipment. Commissioner Paul agreed it would be worthwhile to approach the School District, and perhaps even ask that they consider the potential accessway down by the curve which was existing at one time.

Margie Trefz, 4 Greenfield Drive, stated that this street should be considered a school zone with flashing lights. School buses were granted permission about six years ago to use Greenfield Drive. There is no sidewalk on the street, and people fly around that corner. Residents here cannot even safely walk their children or pets down the street. She asked if rumble strips would be an alternative. Commissioner DeHart cautioned that these create a lot of noise. Ms. Trefz added that the School District's staff are not permitted to smoke on the campus, so they drive down to Greenfield to smoke, creating billows of smoke for anyone that has to

walk by. When there is a soccer tournament, someone has to direct traffic the entire weekend due to the volume of vehicles in and out of the street. She noted that she understand these things, but these are just some of the issues residents have to deal with.

Patty White, 3 Greenfield Drive, stated she felt she took her life in her hands when trying to back out of her driveway in the morning due to traffic. She asked when the traffic study will be done. Mr. Snyder explained it was done. It was a combined study for the proposed School District project and the Union Knoll project. There will be an in-house meeting with technical staff next Thursday to review documents submitted to PennDOT and to come up with a coordinated approach. Then on July 17, there will be a conference call with Township technical staff, School District technical staff, and PennDOT. At that time, there will be discussion on what the PennDOT requirements on the traffic study would impose and any additional improvements the Township would like to see. Mr. Snyder confirmed that the traffic study was completed when school was in session. Ms. White stated she was not aware of the School District's plan to expand on the property until her neighbors told her about it. Apparently, there was a sign about the Zoning Hearing posted on nearby property, but she did not walk down to see it. Commissioner DeHart noted the Township website does contain all meeting agendas and minutes. The School District also has a website with their agendas and minutes. He suggested residents take some time to read this information, as there is no longer a local newspaper to report on these things. In addition, Mr. Border is also working on the preparation of a Township newsletter.

Commissioner Paul referenced the earlier comment about the lack of sidewalks on Greenfield. He asked if the homeowners would be amiable to the School District putting sidewalks in front of the homes, at least on one side. Ms. Trefz responded that she would have no problem with sidewalk along her property. Ms. Vajda asked if the property owner would have to maintain it. Commissioner Paul confirmed they would. He noted that sidewalk was not required when the original plan was submitted, since there was no justification for it at that time. Ms. Vajda added that Blue Raider Lane, as well as the main entrance to the school, could probably be widened a bit with additional lanes to help with the traffic flow. She stated the main reason people use Greenfield Drive is to avoid the speed bump.

The Board thanked the residents for expressing their concerns.

APPROVAL OF MINUTES

A motion was made by Commissioner DeHart, seconded by Commissioner Davies, to approve the Minutes of the June 21, 2023 Legislative Meeting. The motion was unanimously approved.

FIRE DEPT. REQUEST FOR TWP. TO BE CO-APPLICANT FOR LOCAL SHARE GRANT

A motion was made by Commissioner DeHart, seconded by Commissioner Paul, to approve a request from the Lower Swatara Volunteer Fire Department for the Township to be co-applicant on its Local Share Municipal Grant Application. The motion was unanimously approved.

DEFERRAL OF CURB ALONG LONGVIEW DRIVE FOR FOX SUBDIVISION

Solicitor Miller addressed the agenda item pertinent to a written request to defer the installation of curb along Longview Drive (§22-606) relative to PC#2022-11, Fox Subdivision. He referenced the Minutes of the May 17, 2023 legislative meeting and noted the deferral of sidewalks was a part of the motion to approve. Mr. Snyder explained the original request from the developer was specific to sidewalks only; there was not a specific application requesting a waiver of curb. The planning staff contacted the respective engineer who provided the application for the waiver. Mr. Snyder noted this just a clean-up item. A motion was made by Vice President Truntz, seconded by Commissioner Paul, to approve/a written request to defer the installation of curb along Longview Drive (§22-606) relative to PC#2022-11, Fox Subdivision. The motion was unanimously approved.

DEPARTMENT REPORTS:

Planning and Zoning/Codes Department:

Mr. Snyder reported that there are no current active projects. The Zoning Hearing Board met on June 28 and granted variance requests from the Middletown Area School District. The Special Exception Request that was submitted for the Capital Valley Business Park, Lot 3 and Lot 4, was withdrawn by the plan designer. The Planning Commission will meet on July 27 and will discuss the resubmission of previously tabled plans: Oberlin Rd. – Aberdeen, Catherine Hershey School, and The Colony at Old Reliance. Statistics for the month were as follows: Commercial – 1, Residential – 12, Sign- 0, Zoning – 15, Street Cut – 5, and Sewer –4.

Mr. Snyder added that permit applications are coming in rapidly this month. Illuminated Integration and The Pond Building A are being prepared for permit issuance, pending plan recordation. Commissioner DeHart asked if the Aberdeen project was resubmitted and takes into account the new paving on Route 441 for a deceleration lane. Mr. Snyder confirmed that it just came in Friday, and he has not had a chance to review it. Commissioner DeHart stated he would definitely look for a deceleration lane southbound; there is probably room now.

The Board was provided with a copy of a Notification of New Water Main Installation and Service Availability from Veolia. Mr. Snyder stated this was a surprise to staff, which was under the understanding that the water line service was going to come down North Union Street to Union Knoll. After last week's Zoning Hearing Board, residents on Greenfield were kind enough to share the letter they received from Veolia stating that they were also included in the extension of the waterline on Greenfield Drive and would have the option to connect to public water.

Mr. Snyder reported on a pre-application meeting that had been held for the proposed Budget Car Sales Expansion Land Development Plan (LDP). Highland Engineering and Remark Properties had approached the Township regarding proposed development plans along Route 230. This is a large-scale project with multiple locations along Route 230 involving the old Pizza Hut, the old McDonalds office building, Cramer Airport Parking, the old Highspire Homes property, the Macco Building, and two or three properties that were just sold towards the Airport Connector. During the pre-application meeting, there was discussion regarding three rights-of-ways: Syliva Street, Florentine Street, and Martin Alley. Martin Alley is a 20' – 25' unopened right-of-way that runs parallel to the property behind McDonalds and Pizza Hut and goes about halfway down to the old Highspire Homes property. It is an unopened alleyway that has a sewer right of way in it. Sylvia Street and Florentine Street are both 50' unopened right of ways. Florentine Street in on the Highspire Homes Property which Cramer has on their proposed renderings to improve to parking. Sylvia Street is actually 2188 W. Harrisburg Avenue and is currently improved with a driveway and a parking lot for the old Enterprise Rent a Car. Mr. Snyder explained that he is bringing this up for discussion tonight since they are going to be submitting a land development plan for all this work. It would be good to get the Board's feedback on the three right of ways and whether they should be extinguished or retained.

Commissioner Paul asked who owns the property on either side of Florentine and Sylvia. Mr. Snyder explained the owner on either side of Florentine is Cramer. Regarding Syliva, a small

sliver of the parking lot is McDonalds, but the majority is owned by 2188 W. Harrisburg Pike. Martin Alley is entirely on Cramer's property. Commissioner Paul asked if the request is to vacate the whole alley or just the part abutting Cramer's project. Mr. Snyder stated the idea is to potentially vacate the whole right of way since the project itself is a very steep embankment that will probably never be developed other than having the sewer right of way. Commissioner Paul stated his feeling is the right of way that Cramer owns on both sides is no concern, but the other two are questionable since the property owners need to be involved with demanding those right of ways. Mr. Snyder noted that the majority of the Sylvia Street right of way is on 2188 W. Harrisburg and has already been approved by that property owner.

Commissioner DeHart added that the access by Florentine will probably involve PennDOT. Mr. Snyder agreed. He explained their intent is to take the Airport Parking kiosk away from the auto sales building and dedicate a brand-new area for ingress and egress with a paid kiosk. Mr. Snyder explained that during the pre-application meeting, he had suggested it be brought out on the unopened Florentine Street to provide a perfect "t" intersection. Their intent at that time was not to do this. Mr. Fabian added that HRG's traffic engineers also looked at this and agree that if it is not at a "t", it should at least be shifted right of that intersection. Otherwise, there will be cross traffic at the turn lane.

Commissioner Paul asked that Mr. Snyder share the Board's concerns with the Planning Commission and Municipal Authority.

Public Works Department

Mr. Washinger reported that the Sylvia Street milling demonstration was canceled due to the weather and may be rescheduled sometime in November. The area being milled will possibly be changed to Lamplight Circle. Commissioner DeHart clarified that this should actually be Farmhouse Lane, where the circle used to be. President Wilt asked if Sylvia Street will still be addressed. Mr. Washinger explained that the Township already patched a large section of it.

Due to the recent rains, the fields are being groomed more often and grass is being mowed more frequently. Mr. Washinger reported that the water line project on Lumber Street was completed at the end of June. On July 11, they will begin the water line installation up Conway Drive and into Anglesey Circle. The anticipated completion date for the project is July 31, 2023.

A water line leak on Market St. Ext. was repaired by Veolia and Peifer's plumbing. It was not an easy repair; Veolia was not aware that they had a water line tap coming off the main line

running under the sidewalk area in front of the last two homes. Last year Veolia repaired a water main between 1419 and 1420 Candlewycke Drive. Mr. Washinger reported that he had notified Veolia that there is a depression in the road. The maintenance supervisor indicated that he would be sending someone out to check that area. The new lighting at the ballfield is completed. PennDOT has agreed to put a surveillance camera, at their expense, on top of the pole on Route 441, in the area that was repaved, rather than putting a trip line underneath the paved area.

In response to a question from President Wilt about a site clearance issue on Longview Drive, Mr. Border confirmed that he had discussed this with Mr. Washinger and Mr. Fure. The corn is creating a blind spot, and the owner needs to be notified to cut it back. President Wilt added this is a yearly issue.

MS4/Stormwater Department:

Mr. Davis informed the Board that DEP has reviewed and accepted the proposed amendment to the Township's Pollution Reduction Plan. With this approval, the Township is now fully compliant with all pollution reduction requirements until the year 2025.

The Stormwater Informational Seminar was held on June 29 and was a very productive session, with about 18 people in attendance. Mr. Davis thanked the Fire Department for hosting the event and HRG for assisting in putting together the presentation. It generated productive discussion and issues which Mr. Davis is following up on now. Plans are to do this on an annual basis.

MANAGER'S REPORT:

Mr. Border reported that the Township is looking at applying for a DCIB loan for some stormwater projects for 2024; this will appear on the July legislative agenda.

There has been some inquiries about cleaning companies for the Township Building. Presently, the Public Works staff takes care of this. Mr. Border asked if the Board would like to entertain the idea of hiring an outside cleaning firm and would like him to pursue some pricing. Solicitor Miller suggested this be discussed further in executive session.

The new employee handbook is being updated by Solicitor Flower after input from the staff and Commissioners. The draft resolution for the procurement cards from Members First will appear on the July legislative meeting. The FEMA Hazard Mitigation process involving potential buy-out of five homes is in the environmental and historical review process right now. In response to a question from Vice President Truntz, Mr. Border agreed to contact Ms. Raphael tomorrow to provide her with this update.

ENGINEER'S REPORT:

As mentioned by Mr. Washinger, Veolia is on schedule with its waterline replacement on Lumber Street. There was a question today from the contractor regarding storage and staging of materials. This will be coordinated to find a place to stockpile things as they are procured for the Township's project. There will be a call tomorrow with the contractor for the Hanover St./Meade Ave. Stormsewer Outfall Repair project to set up the preconstruction meeting date. Mr. Fabian noted he had met on Friday with staff and several of the Commissioners regarding the Shireman Park final design layout and budgeting. He added that he is also working with Mr. Washinger right now to set up infiltration testing for the site as required for the stormwater design. There are three punch list items that still need addressed for the 2022 Paving Project. Mr. Fabian anticipated that this project can be closed out by the August legislative meeting. An update was provided on the 2023 Drainage Improvement Project. Survey is being scheduled within the next week or two for the Woodridge tie-in in. There may be a glitch with the 2024 CIP Stormwater Improvement Project, since it has come to light that there may be some sewer line coming out from Swatara on Fiddlers Elbow Road. It might be best to wait to see their timeline on this. Mr. Fabian asked if he should continue to advance the Township's project or look at a different project. In response to a question from Commissioner DeHart, he explained that his timeline for the Township project was to be ready for construction next year. It was surveyed, but not designed yet. FEMA has awarded their grant support for the Greenwood Circle, Hanover Street, and Meade Avenue Stormsewer repairs. Staff is now in the process of reviewing and executing the funding agreement. The scope of work for the new salt shed will appear on the July legislative meeting for Board approval.

EXECUTIVE SESSION REQUESTED:

Solicitor Miller requested a brief executive session upon conclusion of the meeting for personnel and litigation matters.

GOOD AND WELFARE:

Commissioner DeHart stated he had received some comments lately about speeding on Longview Drive and asked if the speed sign could be placed back there. He also asked that the stop sign at Powderhorn and Strites be monitored, as people are blowing through it. Commissioner DeHart thanked those who came out tonight and expressed their concerns.

Commissioner Davies agreed he appreciated hearing the concerns of the residents on Greenfield Drive. He expressed hopes that the School District will be sensitive to the traffic issues and come up with some solutions.

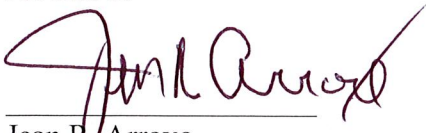
Vice President Truntz also thanked those who came out, and added the meetings are for the residents, and they are always welcome to attend and provide input. He referenced the unfortunate explosion at Rapho Township from propane in the Public Works Building, and stated this is something that everyone must be cognizant of. Vice President Truntz thanked Penn State for its \$15,000 contribution to the Fire Department through the efforts of Fire Department President Bill Leonard and State Representative Tom Mehaffie. Penn State is tax exempt but does use the services of the Loewr Swatara Fire Department, so this donation was much appreciated.

President Wilt thanked the public for their participation tonight.

ADJOURN AND CONVENE INTO EXECUTIVE SESSION:

Hearing no other comments, a motion was made by Commissioner Davies, seconded by Commissioner DeHart, to adjourn the meeting and convene into executive session. The motion was unanimously approved, and the meeting adjourned at 8:05 P.M.

ATTEST:



Jean R. Arroyo
Township Secretary

PLEASE **PRINT** NAME CLEARLY
BOARD OF COMMISSIONERS

JULY 5, 2023 WORKSHOP MEETING

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