

## **MINUTES**

### **LOWER SWATARA TOWNSHIP PLANNING COMMISSION**

**REGULAR MEETING  
OCTOBER 26, 2023, 7:00 P.M.**

Meeting was called to order by Chauncey Knopp at 7:00 P.M. with the following present:

Chauncey Knopp, Chairman	Jim Diamond, LST Solicitor
James Young, Vice Chairman	Don Fure, Director of Codes, Planning & Zoning
Dale Messick	Devon Cook, HRG
Howard Crawford	Tonya Condran, Recording Secretary

Others present:

Bill Meiser, MASD	Chelton Hunter, MASD
Jeff Shyk, K&W Engineers on behalf of MASD	

Excused:

Kimber Latsha

### **ROLL CALL & PLEDGE OF ALLEGIANCE**

### **APPROVAL OF MINUTES**

Mr. Knopp asked if there was a motion to approve the August 24, 2023, meeting minutes. The motion was made by Mr. Crawford and seconded by Mr. Messick. All were in favor. Minutes were approved.

**OLD BUSINESS:** None

### **NEW BUSINESS:**

**MASD K-3 Elementary (Sanitary Sewer Plan)** – Planning Commission File PC#2023-01. This portion of the proposed project involves both the Sanitary Sewer Plan and the proposed Sanitary Pump Station. Both review and action by the Planning Commission is necessary to support, or not support, PA DEP’s “Resolution for Plan Revision for New Land Development.”

Jeff Shyk, K&W Engineers, representing Middletown Area School District, introduced Dr. Chelton Hunter, Superintendent of the School District, and Mr. Bill Meiser, MASD’s Director of Buildings and Grounds. He went on to say that it is a relatively straightforward request, and that it was part of their planning module process.

A resolution is needed ultimately from the Board of Commissioners to go along with their request for the planning module to DEP. They are proposing a fairly large school, holding 1100 students maximum, and based on this location it requires a pump station. It is in conjunction with the Township's Sewer Authority's project, as well, so they need to file a planning module. He went on to say that they have had several rounds of talks with the Township in terms of the pump station and it will ultimately be pumped to a dedicated main that is downstream of the existing pump station behind the Middle School. So tonight, they are here asking for a recommendation of the approval to the Board of Commissioners.

Mr. Shyk then asked for any questions.

Mr. Messick asked why the pump station is across the road; why, when it comes down from the school, it crosses the road towards the Operations Building and then comes back across the road again.

Mr. Shyk said the main reason is that it was originally located further up the hill on Blue Raider Lane, however, when they did that, it would create a need for a very deep pump station; so, by placing it further downhill, they were able to take advantage of the slope. They also placed it on the side of the Operations Building mainly because of "visuals" with the tanks that are slightly above grade and also the electrical panel to support that. Also, the LST Municipal Authority and the School District will both want it fenced, so they felt placing it on the side of the Operations Building would be less impactful visually as people are coming down to the school and they will be able to screen it a little better over there, as well. He added that it will have two gates: an emergency gate for the lane that connects Blue Raider Lane to the park; and the main gate which will be locked, as well.

Mr. Messick asked why not just pump into the Township's pump station, why does it have to go up to the Middle School.

Mr. Shyk answered that going from one pump station to another pump station is problematic (but he wasn't sure why exactly because he is not that type of engineer). But it puts additional loads on the existing pump station that really isn't part of this project. The pump station at the Middle School ultimately discharges into a gravity line that flows to the north of the campus. So, the point of connection was actually discussed and recommended by HRG to be in the approximate location that it is.

Mr. Meiser said if the Township was interested in doing that, the District would love that because it would save them a ton of money. He said they initially proposed that, but they were not allowed.

Mr. Messick said he remembers the discussions from previous meetings that seemed like that was where it was going to go (to the existing pump station) and then handled from there. So that is why he was wondering why it was now bypassing that existing pump station.

Mr. Meiser said it would be going up to the Reid Building where it would connect with the gravity flow.

Devon Cook from HRG added the pump station at the Middle School would have to be completely upgraded to handle the added flow and this would be very costly for the School District. How it currently is, we cannot have one pump station pumping into another, it needs a completely separate dedicated line tying into the gravity main. And there they will be tied in very close to one another.

Mr. Messick said he wondered why it was being pushed that much further when it was discussed before that it would be going to the existing pump station.

Mr. Cook said that it was definitely talked about, and the decision was to go with a separate pump station because of the capacity and cost.

Mr. Knopp asked for any other questions/comments.

Mr. Cook said he didn't really have any other comments except that HRG has been in talks with PA DEP and they are in agreement with moving forward with the development of the Authority's projects.

Mr. Knopp asked Mr. Fure for any questions/comments from the Township.

Mr. Fure stated that we are in support of having this signed. He pointed out that the School District did just apply for their Land Development Plan which will be on the agenda for November, so further details will be given at that next meeting.

Mr. Knopp asked Mr. Diamond for any comments.

Mr. Diamond had none at this time. He advised that he was at the Authority meeting and HRG was heavily involved in that.

Mr. Knopp asked for any other questions/comments from anyone.

There were none at this time.

Mr. Knopp asked the Planning Commission what they would like to recommend.

Mr. Messick asked if it will now go to the Municipal Authority.

Mr. Diamond explained that it has already been through the Municipal Authority's meeting, so now it will go before the Board of Commissioners.

Mr. Fure added that the Board of Commissioners can take action at their November 15<sup>th</sup> meeting.

Mr. Crawford made the motion to recommend approval of the Sewer Plan as listed here before them.

Mr. Messick seconded the motion.

All were in favor.

#### **OTHER BUSINESS:**

**November 16<sup>th</sup> Meeting** - The next Planning Commission Meeting will be scheduled for Thursday, November 16, 2023, at 7:00 P.M.

#### **PUBLIC COMMENT:**

There were no comments/concerns at this time.

#### **GOOD & WELFARE**

#### **ADJOURN:**

A motion was made by Mr. Messick and seconded by Mr. Crawford to adjourn the meeting. All were in favor.

Meeting adjourned at 7:11 P.M.

Respectfully Submitted,

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Donald A. Fure, Director of Codes/Planning & Zoning