

AGENDA—PUBLIC HEARING

MARCH 18, 2015 – 7:00 P.M.

1. Call to order.
2. Pledge of allegiance.
3. Roll call.
4. Purpose: Purpose of the Public Hearing is to receive public comment on a proposed ordinance which would amend the Code of Ordinances, No. 448 as amended and supplemented, Chapter 27, Zoning, Part 23, Signs, §2303 Incidental Signs, to add a new part “O” for regulating and permitting recreational facility signs, banners and logos. Furthermore, the Board of Commissioners intends to consider said Ordinance for adoption at this evening’s regularly scheduled legislative meeting, which will begin at the conclusion of this Public Hearing.
5. Public comment.
6. Adjourn.

AGENDA – LEGISLATIVE MEETING

1. Call to order.
2. Pledge of allegiance.
3. Roll call.
4. Welcome to visitors/public comment.
5. Approve Minutes of the February 18, 2015 Legislative Meeting.
6. Approve Minutes of the March 4, 2015 Workshop Meeting.
7. Approve Payment of Bills – Warrant No. 2015-02.
8. Approve Treasurer’s Report for February 2015.
9. Monthly financial statements.
10. Engineer’s Report.

11. Solicitor's Report.
12. Manager's Report
 1. Update on Pension Plans RFP Services.
 2. Request Executive Session for purpose of discussing a personnel matter.

Future Meetings/Events:

March 23	7 PM	Municipal Authority Meeting
March 24	6 PM	Lower Dauphin Republican Committee Meeting
March 26	7 PM	Planning Commission Meeting
April 1	7 PM	Board of Commissioners Workshop
April 3	GOOD FRIDAY – TOWNSHIP OFFICES CLOSED	

13. COMMITTEE REPORTS:

- a. Police Committee – Vice President Wilt (Community Development, Personnel, liaison to EMS, liaison to PSU Advisory Board, member of Non-Uniform Pension Advisory Board).
- b. Public Safety – Commissioner Springer (Police Committee, Public Safety Committee, Building Committee, liaison to EMA, liaison to Olmsted Recreation Board, liaison to Middletown School Board, liaison to PSU Advisory Board, member of Police Pension Advisory Board) .
- c. Budget and Finance – Commissioner Davies (Public Safety, liaison to Olmsted Recreation Board, liaison to Dauphin County Agency on Aging, Alternate to COG, member of Police Pension Advisory Board).
- d. Community and Economic Development Committee – Commissioner DiFrancesco (Public Works, Building Committee, liaison to Fire Department, Delegate to COG, Non-Uniform Pension Advisory Board).
- e. Public Works – President Mehaffie (Public Safety Committee, Budget & Finance, Personnel, liaison to Olmsted Regional Recreation Board, liaison to Municipal Authority).

14. UNFINISHED BUSINESS:

- A. Approve/reject the Final Land Development Plan of Residential Retirement Community, Phase 1, File #2007-14, located along Fulling Mill Road at the intersection of Nissley Drive, prepared by Navarro & Wright, Inc. and submitted by Fulling Road LLC. The plan was recommended for approval by the Planning Commission on November 15, 2007 with stipulations. The plan was due to expire on February 20, 2008. 90-day time extensions were granted by the Board on February 20, 2008, May 21, 2008, August 20, 2008, November 19, 2008, February 18, 2009, May 20, 2009, August 19, 2009, November 18, 2009, February 17, 2010, May 19, 2010, August 18, 2010, November 17, 2010, February

16, 2011, May 18, 2011, August 17, 2011, October 19, 2011, January 18, 2012, April 18, 2012, July 18, 2012, October 17, 2012, January 16, 2013, April 17, 2013, July 17, 2013, October 16, 2013, December 18, 2013, March 19, 2014, June 18, 2014, October 1, 2014 and December 17, 2014. The plan is due to expire on April 8, 2015. See attached letter of authorization to extend time period.

- B. Approve/reject the Final Land Development Plan for Middletown Home Access Driveway/Parking Revisions, prepared by Schlouch, Inc. and submitted by the Middletown Home. The initial Plan submitted was due to expire on May 29, 2013. 90-day time extensions were granted by the Board of Commissioners on May 15, 2013, August 21, 2013, November 20, 2013, February 19, 2014, May 21, 2014, October 15, 2014 and January 21, 2015. The plan will expire on May 18, 2015.
- C. Approve/reject the Susquehanna Area Regional Airport Authority (SARAA) sewage planning module for the North 29 Area (land where Sheetz and other commercial properties are planned to be built) requesting that the sewage be sent to SARAA's treatment plant instead of Middletown Borough Authority as would be required according to their location within the sewage area. Lower Swatara Township Authority's agreement with the Middletown Borough Authority reads that sewage in the designated area shall be exclusively treated at Middletown Borough's treatment plant. The Planning Commission approved the planning module, conditioned upon SARAA getting Middletown Borough to agree that the exclusivity can be waived in this instance or upon proof that the exclusivity portion of the agreement does not apply to SARAA because of established Authority statutes. The burden of proof is on SARAA at this point. The planning module was due to expire on January 23, 2014. The Board of Commissioners granted a 90-day time extension on January 15, 2014, April 16, 2014 and July 2, 2014. The Board granted a 120-day time extension on October 1, 2014. The Board granted a 93-day time extension on January 21, 2015. The plan is due to expire on May 20, 2015.
- D. Any other Unfinished Business.

15. NEW BUSINESS:

- A. Approve/reject Ordinance No. 559. This ordinance amends the Code of Ordinances, No. 448 as amended and supplemented, Chapter 27, Zoning, Part 23, Signs, §2303 Incidental Signs, to add a new part "O" for regulating and permitting recreational facility signs, banners and logos.
- B. Approve/reject the Improvement Guarantee Reduction #1 in the amount of \$1,100,806.30 for MRPI Fulling Mill, L.P., Final Land Development Plan, File #2014-02. This reduction from the current balance of \$1,399,214.52 for site improvements will leave a remaining balance of \$298,809.35.
- C. Approve/reject an agreement with Municipal Publications for publication of a Lower Swatara Township Municipal Map & Information Guide.

- D. Approve/reject the Improvement Guarantee Reduction request in the amount of \$2,485.00 Colonel Burd Estate, Lot #35. This reduction from the current Escrow Account balance of \$6,407.26 will leave a remaining balance of \$3,922.26 plus posted interest.
 - E. Approve/Reject the Final Land Development Plan for Allied Properties, File #2015-01, located at 2751 Spring Garden Drive, prepared by Akens Engineering Associates, Inc. The Planning Commission took action on February 26, 2015 to recommend approval of two deferrals, 1) §22-606, curbing shall be required, 2) §22-607, sidewalks shall be required. The Planning Commission further acted to recommend approval of the plan with conditions as follow: 1) §27-2405.2.B – Provide evidence of an access agreement at the western most access point. 2) §22-406.4 & §26-146.1 - Financial Guarantee and Security Agreement shall be posted for completion of proposed improvements prior to plan approval, 3) §22-407.A.17 – An approved Erosion and Sedimentation Control plan shall be provided to the Township prior to plan approval, 4) Anticipated daily sewage flows shall be accepted by the LSTMA prior to plan approval, and 5) §22-Part 8 Fees - All required fees shall be paid to the Township prior to plan recording.
 - F. Approve/reject the Maintenance Guarantee Release request in the amount of \$45,439.06 for Lawrence Street Partners, LP, Nittany Village Student Housing Complex, File #2011-07. The improvements have been installed and maintained for the required period of 18 months and recommended for release.
 - G. Any other New Business.
- 16. Good and welfare.
 - 17. Adjourn.