

MINUTES

APRIL 3, 2013 WORKSHOP MEETING

LOWER SWATARA TOWNSHIP BOARD OF COMMISSIONERS

The April 3, 2013 Workshop Meeting of the Lower Swatara Township Board of Commissioners was called to order at 7:00 P.M. by President Frank Linn, Sr. President Linn called for the pledge of allegiance followed by a moment of silence.

Roll call was then taken with the following officials in attendance:

- Frank Linn, Sr., President
- William L. Leonard, Jr., Vice President
- Michael J. Davies, Secretary
- Thomas L. Mehaffie III, Commissioner
- Jon G. Wilt, Commissioner
- Harry N. Krot, Township Manager
- Peter R. Henninger, Solicitor
- Brenda K. Wick, Planning and Zoning Director
- Richard D. Brandt, Police Chief
- Steven W. Anderson, Public Works Director
- Jean R. Arroyo, Recording Secretary

Residents and visitors in attendance:

- (see attached Sign-In Sheet)

President Linn welcomed the visitors to the meeting and opened the floor for public comment.

PUBLIC COMMENT:

Ruth Helwig, 341 W. High Street, complained that GreenWorks is emptying its dumpsters at 5:00 A.M. She also referenced the proposed zoning change, and stated that the residents here do not want to bring up their children and grandchildren in this environment. Solicitor Henninger explained that the Township does have a contract for its residential trash collection, and this contract does contain specific time restrictions. Commercial properties, however, are permitted to contract independently and are not subject to these time limitations. He suggested that Mr. Tunnell or Mr. Genesio be asked to speak to their haulers about this issue.

Peggy Guinovan, 535 N. Lawrence Street, stated that she had met with GreenWorks two different times to ask for removal or change of location of the black erosion roll at the foot of the new N. Lawrence Street, since it is causing visibility problems.

Vice President Leonard asked the permitted uses in the Commercial Neighborhood District. Ms. Wick responded that there are a variety of uses, including hardware stores, food stores, liquor stores, drug stores, florists, banks, dry cleaners, beauty shops, barber shops, studios, professional offices, etc. Two types of Special Exceptions are also permitted in this zoning district. They include an overlay for a residential retirement facility and student housing. Vice President Leonard explained that during the past ten years, when the Board has heard similar rezoning requests, it has always discussed the impact if the specific intent of the rezoning does not get carried through by the developer. Basically, the Board needs to make sure it is still okay with all the permitted uses in the Commercial Neighborhood District should this proposed project get delayed. It needs to consider whether it is willing to accept all the permitted uses in this district if rezoned.

Commissioner Mehaffie asked what had been the major uses in the current Commercial Neighborhood District at the front of the property prior to the student housing projects being constructed. Mr. Genesio explained that there had been two or three residences, an office building with apartments in front of it, and the Coble Mansion which had mixed uses. Commissioner Mehaffie asked if residential uses can remain here. Ms. Wick agreed that they can. Commissioner Mehaffie recalled a doctor's office at this location at one time, and Solicitor Henninger recalled a realty office. Mr. Genesio explained that this is a Commercial Neighborhood District, so it is not strictly commercial. Commercial uses are limited to under 4,000 square feet.

President Linn called for the vote on the proposed zoning map amendment. A motion was made by Commissioner Mehaffie, seconded by Commissioner Wilt, to approve Ordinance No. 546. This ordinance amends the Zoning Map of Lower Swatara Township Code of Ordinances, No. 1982-3, Chapter 27, Zoning, as revised in 1993 by Ordinance No. 384, by rezoning and changing from Residential-Urban (R-U) to Commercial Neighborhood (C-N) an approximately 4 acre tract of land located north of an unopened alley known as West High Street and east of Penn State Harrisburg. A roll call vote was taken with the following ballot tabulation: Commissioner Wilt – aye, Commissioner Mehaffie – aye, Commissioner Davies –

aye, Vice President Leonard – aye, President Linn – aye. Ordinance No. 546 was approved by a 5 – 0 margin.

A motion was made by Commissioner Mehaffie, seconded by Commissioner Davies, to approve authorization for the manager to request funds for Invoice #4, in the amount of \$2,075, from Dauphin County Local Share Grant Program to support the purchase of a heavy rescue for the Lower Swatara Township Fire Company. Mr. Krot noted that the check had already been issued to the manufacturer. This invoice is for outstanding legal fees associated with the grant. The motion was unanimously approved.

PRESENTATION BY PA TURNPIKE COMMISSION:

Mr. Krot reported that the PA Turnpike Commission and its consultant Rettew Engineering are here tonight to discuss plans for the replacement of the bridge on Nissley Drive in Shopes Garden.

Jim Stump, Bridge Engineer Manager for the Turnpike Commission, introduced those in attendance to assist with tonight's presentation, and explained that the Turnpike is looking at replacing the bridge that carries Nissley Drive over the Turnpike. Although it has just started preliminary engineering, the Turnpike Commission felt this was a good time to share its vision with the Township. It was noted that the Township had previously requested that some width be added to the bridge to allow for pedestrian traffic.

Jeffrey Case, Rettew Engineering, explained that there is a 20' deck width on top of the bridge, which is a substandard roadway. The Turnpike would like to bring it to current standards, and is looking at widening the road. The desirable requirement would be to modify PennDOT criteria and come up with up with two 12' lanes, with 4' shoulders on each side. On the west side of the bridge, shoulders would actually need to be widened to 6' in order to accommodate the Township's request for sidewalks. With a 6' shoulder, there would be the future ability to put up a 5' or a 6' sidewalk on the bridge without requiring modifications to the bridge. Mr. Case added that the sidewalk would be on the same side as the park. He added, however, that sidewalk is not being built on the bridge at this time for safety reasons, since there is no sidewalk on the existing roadway. The 6' shoulder provided will still be suitable for pedestrian and bicycle traffic. Mr. Case also noted that it is being recommended that the road be

closed during this construction, especially since there is a fairly convenient detour of a circuit of less than two miles. Work is anticipated to start in the spring of 2015, with completion estimated for October/November 2015.

Mr. Case explained that as far as the actual design goes, the bridge will be wider than what the road is now, so the bridge will need to be realigned a bit. Because of the uses of the property around it, it was felt best to widen it to the north on the park and church side.

Nissley Drive will also need to be realigned to make it over the bridge. Instead of having Nissley Drive curve, the recommendation would be to have the through movement carry to Donald Avenue. Nissley Drive would then “t” into that like a regular intersection. The stop movement would be on Nissley Drive, and Donald Avenue would be clear to go across. This would require a name change of one property from “Nissley Drive” to “Donald Avenue”. This would also push the embankment there to the west, which would push into the park and the church, and require right of way acquisitions. Mr. Case referenced the current access drive here, and stated that the recommendation would be to realign this access drive and restrict it to Township vehicles only. Again, this would require a right of way from the Church of the Nazarene. The church has been informed of this possibility, and is on board with the idea.

Steve Anderson, Public Works Director, asked if there is any reason that this access road cannot be eliminated and just turned back to green space. President Linn stated he does not favor this, since it is used for private overflow parking. Gary Graham, PA Turnpike Commission, suggested it could be gated or secured with removable bollards. Mr. Graham also stated that the current bridge, which is a rigid frame bridge, will be “blown up”. This is the best way to take it down. Otherwise, removal could take two or three weeks. In response to a question from Commissioner Wilt, Mr. Graham confirmed that the walkway will be open as soon as the bridge is open. Mr. Case added that if the Township should decide to install sidewalk at a later date, it would be the Township’s responsibility to maintain it.

President Linn stated that he is very pleased with this news and presentation, since the Township has been hoping to see these bridge improvements for many years. He added that the Turnpike has always been a pleasure to deal with, and offered the Township’s assistance in any way possible.

Chief DeHart stated that the throughway to terminate Nissley Drive is a good idea and would help the response down through Donald Avenue. He inquired if they are planning any standpipe connections on either side to supply water to the Turnpike should an emergency occur. He noted that he is aware of these in the Philadelphia area, but not this area. Mr. Case explained that while these have not been put in similar locations, the request could be looked into.

Steve Severin, 465 Brunswick Road, suggested that the Township may want to think twice about keeping that access road. As a coach, he is concerned about the mix of vehicles coming in and out and there and the safety of the young players. He noted that one idea may be to have it all grass and have the parking somewhere else, such as the Lions Club or along the road. President Linn stated that it could be barricaded except during special events.

Solicitor Henninger noted that the Township will work with the Turnpike Commission on the necessary paperwork as this project proceeds. President Linn again stated that it is always an honor to work with the Turnpike Commission.

DEPARTMENT REPORTS:

Police Department – Chief Brandt – distributed the monthly report, and noted that there were 634 calls handled. Overall, it was a good month. He then updated the Board on the hiring process. The last background check is being completed by the detective. Chief Brandt will meet with the Civil Service Commission next Wednesday and will present the list of recommendations. The Civil Service Commission will then certify this list, which will be forwarded to the Board of Commissioners. The Board will interview seven candidates, and select five of these. Vice President Leonard noted that he had provided each of the Commissioners with a copy of a thank you letter to Sergeant Scott Young. He publicly thanked Sergeant Young for allowing him to participate in a ride-along. He encouraged all Board members to take advantage of this opportunity. Commissioner Wilt stated that he had actually expressed interest in doing this when he first came on Board, and would like to be included. Chief Brandt stated that the Commissioners are always welcome to ride along to experience things first hand.

Fire Department Report – Chief DeHart – stated that there were 39 calls for the month of March; 26 of these were in the Township. A structure fire occurred on Rosedale Avenue on March 22, causing about \$45,000 worth of damage. Upcoming fundraisers include the April 21 turkey dinner (11am till sold out) and the April 28 Summer Breakfast Series (7am to 11 am). A tanker

rollover class will be held in May at the station, and is being sponsored by the Dauphin County Hazmat Team. As reported earlier by Mr. Krot, the Casino Grant check has been sent to the Rescue vendor. The new air packs have arrived; the Department will train on them before they are put in service. In response to a question from Commissioner Wilt, Chief DeHart explained that the new air packs are the latest standard, so they cannot be retrofitted. Due to safety reasons, it is important that each firefighter has the same air pack with the same technology, and the technology keeps changing all the time.

Public Works Department – Mr. Anderson –stated that he had a question for the representatives from the Turnpike. Since they have already left the meeting, he asked if Ms. Wick could perhaps answer it. When the bridge widening is done, it will probably disturb the bank and encroach into the park , damaging the grass and the pathway that they plan to re-route. He asked if it would be possible to look at different types of application that can be put on the ground, such as porous brick that allows grass to grow through it. This would allow green space, yet also allow it to be driven on. There is a terrible drainage problem from the outfield back, and as long as everything is disturbed, it might be wise to put in a section that can be driven on and mowed. Ms. Wick responded that as plans advance, this recommendation can be looked into. Mr. Anderson then referenced the monthly report. The winter maintenance program included responding to snow events on March 16, March 18, and March 25. Vehicle maintenance included repairs on vehicle 415, which had a crack in the left front frame. The new sewer utility truck is now in service. Mr. Anderson noted that the Township’s mechanic has been off for an extended period. He thanked employee Steve Severin for filling in during the time, and doing an excellent job. Building maintenance included a complete cleaning of the maintenance garages and repair of the overhead door for the EMS bay. The boiler at the old fire station is broke. Mr. Anderson recommended repairs not be pursued, since they would be very expensive. Provisions will have to be made for what is stored there during the winter months. Other tasks included maintaining right of ways, clearing, mowing and marking manholes ahead of the GIS program. Mr. Anderson reported that the new 78” ball field groomer is here, and the Department will be grooming fields as weather permits. Batting cages and tennis nets have been reinstalled. Electric service is also being installed to the Athletic Association’s concession stand at Little Hollywood park. Mr. Anderson noted that he will be requesting Board approval at the April 17 legislative meeting to submit RFP’s (Request for Proposals) for the Nissley Drive Cold In Place

recycling & paving project as well as the Scarlett, O'Hara, and Melanie Lane, milling and paving project. Solicitor Henninger added that he had reviewed these, and everything looks fine. Mr. Anderson also noted that the Municipal Authority recently repaired a sanitary sewer leak on Route 230, and did an excellent job. He also reminded the Board and residents that the dumpster will be available on April 6, from 8:00 to Noon. Commissioner Mehaffie stated that he had spent some time today traveling along with Jeff Sipe, Municipal Authority Systems Operator, to take a look at the pump stations and the areas where replacement lines are planned. He stated that he was quite impressed with the great job the sewer employees do on keeping these stations clean and in good condition. He gave kudos to the guys. In response to a question from Commissioner Davies, Mr. Anderson briefly explained both the micro-surfacing process and the cold in-place recycling process.

Planning & Zoning Department – Ms. Wick – referenced the monthly report provided, and noted that the report was drafted prior to the Planning Commission's March 28 meeting. She provided updates on the items listed. The Revised Land Development Plan for Campus Heights Village-Wood Street Access remains tabled. The request for a Zoning Map Amendment submitted by Campus Heights Associates, L.P. was reviewed with input from the Dauphin County Planning Commission and was recommended for approval. The Preliminary/ Final Land Development Plan for the Middletown Home Access Driveways/Parking Revisions remains tabled and no items have been submitted this month. The Subdivision and Final Land Development Plan for FedEx Ground Harrisburg East, was tabled, and the six waiver requests associated with this plan were recommended for approval. The Revised Final Land Development Plan for Stoneridge Lot 3, was recommended for approval along with three waiver requests. There were no hearings scheduled for the Zoning Hearing Board.

FINAL COMMENTS:

Commissioner Davies stated that he felt the Public Hearing went very well. It was good to hear the input of so many residents. He expressed hopes that the approved change will help resolve some of the issues down there.

Vice President Leonard reminded the Board that he had requested monthly workshop updates on the road work on Lawrence Street. Since the developers have already left, he asked if anyone had further information on this. Ms. Wick reported that since the last meeting,

calculations were submitted to HRG and to PennDOT. HRG has provided comments on these, which were submitted back to Gregg Bogia. Ms. Wick added that she has not yet heard from the PennDOT reviewer.

ADJOURN AND CONVENE INTO EXECUTIVE SESSION:

With no further business to discuss, a motion was made by Commissioner Mehaffie, seconded by Commissioner Wilt, to adjourn the meeting and convene into executive session . The motion was unanimously approved, and the meeting adjourned at 8:08.

ATTEST:
