

AGENDA

PUBLIC HEARING.....JANUARY 17, 2018.....6:45 P.M.

1. Call to order.
2. Pledge of allegiance.
3. Roll call.
4. Purpose: To receive public comment on a proposed ordinance that would amend the Zoning Map of Lower Swatara Code of Ordinances, No. 1982-3, Chapter 27, Zoning, as Revised in 1993 by Ordinance No. 384, and in 2000 by Ordinance No. 448, Rezoning and Changing from Residential-Urban (R-U) to Commercial Neighborhood (C-N) those certain parcels and unopened rights-of-way containing approximately 7 acres and located east of North Lawrence Street, north of the unopened Alley known as West High Street south of the Spring Street Properties, L.P property, and bound to the east by the Municipal boundary line with Middletown Borough.
5. Public Comment.
6. Close.

AGENDA

LEGISLATIVE MEETING.....JANUARY 17, 2018.....7:00 P.M.

1. Welcome to visitors/public comment.
2. Approve the Minutes of the December 20, 2017 Legislative Meeting.
3. Approve the Minutes of the January 2, 2018 Reorganization/Workshop Meeting.
4. Approve Payment of Bills – Warrant No. 2017-12.
5. Approve Treasurer’s Report for December 2017.
6. Public Safety Report.
7. Engineer’s Report.
8. Solicitor’s Report.

9. Manager's Report.
 - a. Approve/reject the purchase of an Elgin Whirlwind street sweeper at a cost of \$274,911. The equipment would be purchased with five annual installments of under \$60,660, an amount that is budgeted.
 - b. Approve/reject Resolution No. 2018-R-3. This resolution authorizes the sale, through Municibid auction, of a 1997 John Deere 310E backhoe.
 - c. Appoint one member and two alternates to the Lower Swatara Township Civil Service Commission.
 - d. Approve renewal of a CD being held at MidPenn Bank. The CD, currently valued at \$2,010,111, matures on 1-27-18. Staff recommends renewal of the CD for 12 months at a yield rate of 1.85 percent.

10. Future Meetings/Events:

January 22	7 PM	Municipal Authority Mtg.
January 24	7 PM	Zoning Hearing Board Mtg. – CANCELED
January 25	7 PM	Planning Commission Mtg.
February 3	10 AM	Woodridge Homeowners' Association Mtg.
February 7	7 PM	Board of Commissioners Workshop Mtg.
February 19		Presidents' Day Holiday – Township Offices Closed

11. COMMITTEE REPORTS:

- a. Public Safety Committee – Commissioner Paul (Budget & Finance Committee, Public Works Committee, Community Development, Building Committee, liaison to Olmsted Recreation Board)
- b. Budget and Finance Committee – Commissioner Davies (Personnel Committee, liaison to EMA, liaison to Middletown School Board, member of Police Pension Advisory Board).
- c. Public Works Committee – Commissioner Truntz (Building Committee, liaison to Middletown School Board, liaison to Municipal Authority, liaison to Fire Department, member of Non-Uniform Pension Advisory Board).
- d. Community Development – Commissioner DeHart (liaison to Olmsted Recreation Board, liaison to Dauphin County Agency on Aging, liaison to MS4/water quality, member of Police Pension Advisory Board)
- e. Personnel Committee – President Wilt (Public Safety Committee, Personnel Committee, liaison to EMS, representative to Penn State Advisory Board, member of Non-Uniform Pension Advisory Board).

12. UNFINISHED BUSINESS:

- A. None

13. NEW BUSINESS:

- A. Approve/reject Ordinance No. 576. This ordinance amends the Zoning Map of Lower Swatara Code of Ordinances, No. 1982-3, Chapter 27, Zoning, as Revised in 1993 by Ordinance No. 9384, and in 2000 by Ordinance No. 448, Rezoning and Changing from Residential-Urban (R-U) to Commercial Neighborhood (C-N) those certain parcels and unopened rights-of-way containing approximately 7 acres and located east of North Lawrence Street, north of the unopened Alley known as West High Street south of the Spring Street Properties, L.P property, and bound to the east by the Municipal boundary line with Middletown Borough.
- B. Approve/reject Ordinance No. 577. This ordinance amends the Code of Ordinances of the Township of Lower Swatara No. 448, as amended, Chapter 18, Sewers and Sewage Disposal, Part 5, User Charges, Setting the user charges at \$50.00 per EDU per month effective April 1, 2018, \$52.50 per EDU per month effective January 1, 2019, \$55.00 per EDU per month effective January 2, 2020, \$57.50 per EDU per month effective January 1, 2021, and \$60.00 per EDU per month effective January 1, 2022.
- C. Approve/Reject/Table the Final Land Development Plan for SBC PA Building expansion, 2755 Spring Garden Drive, File #2017-07 for a 7,576 sf building addition. The Plan was submitted by Morris and Ritchie Associates, Inc. for SBC Pennsylvania Properties, LP. The Planning Commission recommended approval with the following conditions:

Waiver Requests

No waiver requests are needed for this plan.

Previous staff comments, Review Memorandum #1, dated December 20, 2017 were addressed with revisions submitted to Lower Swatara Township on January 3, 2018.

Zoning

Note: Accessible entrance and signage will be required at the time of Building Permit application.

Subdivision and Land Development

- 1. §22-406.4.A & §26-139 – The required financial security agreements in the amounts determined by the Township Engineer shall be posted prior to plan recording. The estimate of costs were submitted for review.
- 2. §22-407.A.4-6 – All applicable signatures shall be provided on the plan prior to recording.
- 3. §22-407.A.17 – An executed Operation & Maintenance Agreement is required prior to recording of the plan.

Township Engineer Comments:

1. Per HRG Subdivision and Land Development Plan Review Report #1, dated December 21, 2017.

 - D. Approve/reject Improvement Guaranteed Reduction #3 for Fulling Mill Retirement Community, Phase 1, by \$88,190.60 from the current amount of \$1,093,232.60, leaving a balance of \$1,005,042.00.

 - E. Approve/reject Improvement Guaranteed Reduction #1 for Maaco of Middletown Body Shop Expansion by \$5,400.00 from the current amount of \$35,500.00, leaving a balance of \$30,100.00.

 - F. Approve/reject Improvement Guarantee Reduction #1 for Select Medical HIA Hanger (2016-07) Land Development/Stormwater Management, by \$111,283.00 from the current amount of \$141,744.00, leaving a balance of \$30,461.00.

 - G. Any other New Business.
14. Good and welfare.

 15. Adjourn.