

MINUTES

LOWER SWATARA TOWNSHIP
PLANNING COMMISSION

REGULAR MEETING
AUGUST 22, 2013, 7:00 P.M.

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

Eric A. Breon, Vice Chairman
Paul Wagner
Christopher DeHart
Kimber Latsha
Erin Letavic, Herbert Rowland & Grubic, Inc., Township Engineer
Leah Pearlman-Storch, Dauphin County Planning Commission
Brenda Wick, Planning and Zoning Director
Angela Yealy, Recording Secretary

Excused:

Chauncey D. Knopp, Chairman

Others in Attendance:

Doug Gamber, Raudenbush Engineering for Middletown High School
Lori Suski, Middletown Area School District (MASD)
Bill Meiser, MASD
Jeff Straub, Crabtree, Rohrbaugh & Associates for MASD
David Franklin, MASD
David John, School Board Member
Michael Carnes, Principal
Tom Mehaffie, Township Commissioner

MINUTES

A motion was made by Mr. DeHart and seconded by Mr. Wagner to approve the Minutes of the July 25, 2013 meeting.

Motion unanimously approved.

CAMPUS HEIGHTS ASSOCIATES I., L.P. **REVISED LAND DEVELOPMENT PLAN**

The Planning Commission reviewed the Revised Land Development Plan for Campus Heights Village-Wood Street Access, submitted for Campus Heights Associates I., L.P., and prepared by Forino Company, L.P. Three waivers were previously recommended for approval.

No representatives were present, and the Revised Land Development Plan remained tabled.

MIDDLETOWN HOME
PRELIMINARY / FINAL LAND DEVELOPMENT

The Planning Commission Reviewed the Preliminary/ Final Land Development Plan for the Middletown Home Access Driveways /Parking Revisions as prepared by Schlouch, Inc. The applicant has requested that the plan be tabled until the September meeting.

As requested by the applicant, the Preliminary/ Final Land Development Plan remained tabled.

MIDDLETOWN AREA SCHOOL DISTRICT
PRELIMINARY / FINAL LAND DEVELOPMENT

The Planning Commission Reviewed the Preliminary/ Final Land Development Plan for the New Middletown High School for the Middletown Area School District submitted by Raudenbush Engineering, Inc.

Doug Gamber, Raudenbush Engineering, introduced himself and the other representatives of the Plan.

Dr. Lori Suski, School Superintendent, presented the initial concept of the proposed New High School. She stated that the current High School is approximately 50 years old with an aging infrastructure. The School Board has considered various options and a facility study was completed last fall as a result of the Pennsylvania Department of Education (PDE) moratorium which was placed on PlanCon. In October they started with the feasibility study. Since they are seeking some reimbursement from the State, they need to go through the various stages of PlanCon. Last July they received notification from PDE that they were going to put a moratorium on PlanCon, so the School District Board wanted to make sure that they got in under that deadline. In 2008, they had started a facility study, but due to the economy they tabled the plan for the new school at that time. With the aging infrastructure and the potential challenges of a renovation, they decided it would be best to build rather than renovate the building. During the 2012/2013 school year, they had been working closely with Raudenbush Engineering and their architect, Crabtree Rohrbaugh & Associates, to put together the conceptual design for the site and the design of the building. The Board has not made any definitive decisions on the timeline for the project, but there is potential to go out on bid as early as February 2014 or a possibly a year later. They are currently looking at options for financing the project and making decisions in the coming months as to when the project will be started. Once the project begins, it will take approximately 26 months to

complete from start to finish, and could be completed for the 2016/2017 or the 2017/2018 school year.

Mr. Breon questioned the approximate cost of the project.

Dr. Suski replied that the initial cost estimate that they have received at this point is approximately \$40,000,000 for the total project cost.

Mr. DeHart questioned the amount of State reimbursement that they expect to receive.

Dr. Suski replied that they do not have those figures with them, but it would be roughly 3 – 3.5 million dollars in reimbursement from the State.

Mr. Breon stated his concern that the remaining 37 million dollars would fall on the residents.

Dr. Suski stated that their debt service is set to drop off considerably over the next period of years which Mr. Franklin will discuss this in detail. There is potential to move on with this project with no new millage increase to the District. This has been discussed at School Board meetings throughout the 2012/2013 school year and it has been advertised in the newspaper. They had an advertised community night in September 2012 to show the community the existing condition of the High School. There were approximately 25 people that attended that night where they explained the initial process, looked at the cost of the project, and took a tour of the building. Those that attended said that they clearly understood why the project was necessary.

Mr. Wagner questioned if there would be any Federal reimbursement available for the project.

Dr. Suski replied that currently there is no federal funding available for projects. Whether the government decides to do any stimulus packages in the future is unknown.

Mr. Gamber walked through the site plan showing where they would be building the new High School. He stated that building right next to the existing High School will be somewhat of a challenge. There are logistical issues in terms of constructing this school as there are a number of buildings occupying the same lot. The existing school will remain open during the construction process, so they need to know how to fight fires, get buses in and out, and operate the existing school all while building a 40 million dollar new school. A few months ago the Community Development Committee met and fire protection logistics were discussed more than anything else. They are proposing a two story, 196,000 square foot school located in a Residential Suburban (R-S) Zoning District. They were under the

belief that they were working on a 94.91 acre parcel, but it seems based on Ms. Wick's comment, that back when the Middle School and Elementary School were constructed, the intent was to consolidate this lot with the lot that currently holds the football field and back parking lot toward the Airport Connector. The existing school has about 321 parking spaces, and the intent of this project is to expand that count to approximately 361 parking spaces. The school is not projected to have a significant increase in enrollment. They are proposing an athletic/overflow parking lot near the Elementary School and Oberlin Road. The circulation remains the same in terms of the entrance and exit on the property. There are plans for a potential development called Woodland Hills across North Union Street, and as the development progresses into subsequent phases, this would ultimately become a signalized intersection. At the same time they still egress out onto Oberlin Road, so the traffic and circulation mostly remains unchanged. Buses will continue to enter through a centralized bus loop. There will be a staff/visitors parking lot as well as a student parking. The area adjacent to the existing tennis courts is the service court, and the intent is to keep this area accessible since the Fire Department connections are located here. One of the concerns of the Fire Department was their ability to access the second floor in the event of a fire. They have shown that the Chambers Hill fire truck was able to get on site, manipulate, turn around, get to the second floor, and get back out from the service court. The existing parking lot will be absorbed with a number of athletic facilities including a practice soccer field, practice football field, and a new competition softball field. The existing baseball diamond will remain. Stormwater is a big component of the design, and most of the stormwater management is being accomplished below grade. There will not be the quantitative mass of stormwater management in basins; however, with the requirements of water quality and infiltration required of any development, there will be a number of bio retention facilities on site. Only portions of this site infiltrate, so they are forced to use those parts that infiltrate which will mostly be enclosed by fences and will be swampy, marshy, and bio diverse areas.

Mr. DeHart questioned if they were raising the new building so that water would move away from the building. He commented on the 2011 flood when a foot of water came down from North Union Street and went around the back of the high school and flooded the basement.

Mr. Gamber stated that the new building will be a bit higher than the current school, and there is no part of the new school with that great of a depth as the current boiler room. They do not envision that type of scenario occurring again since they have been planning for this. They comply with their setbacks as well as the building height which will be 35 feet.

Mr. Gamber questioned how they are to meet the required parking lot counts. The Township Ordinance states that they would be required to provide one parking space per every six square feet in the auditorium, so they would need to provide around 1,860 parking spaces. Theoretically, they would need to triple the amount of parking spaces on the entire

campus to meet the current Township Ordinance. They are not sure whether they need to go before the Zoning Hearing Board in this regard.

Ms. Wick stated that they should continue to have parking that is consistent to the prior school plans. She does not know why the Ordinance requires one parking space per every six square feet. This regulation seems to only apply to schools yet there has never been a school in the Township with that many parking spaces. It would be more realistic to use a calculation such as one parking space for every six to ten students.

Mr. Gamber stated that they have already expanded the parking count from what it is currently even though they do not envision a significant increase. They do have the time to go before the Zoning Hearing Board, but they prefer not to if this issue is just a typing error or an ambiguity in the Ordinance.

Mr. Latsha questioned if a variance was obtained through the Zoning Hearing Board in the past when the Middle School project was approved.

The Planning Commission did not recall the School District going before the Zoning Hearing Board in the past over this matter.

Ms. Wick felt that one parking space for every six feet of auditorium space could not be the intent of the Zoning Ordinance. She recommends that they follow what was done with the Middle School and calculate the number of parking spaces based on the number of students.

Mr. Breon questioned what the number of parking spaces per student would be for the High School.

Ms. Wick stated that she believes it would be one parking space per 10 students.

Mr. Breon commented that if there are around 800 students that 1space per 10 students would not be enough when there is a school event.

Jeff Straub stated that he was involved in the Middle School project as well, and they had about 200 parking spaces at the Middle School which was more predominately staff and event parking. For the New High School there will be about 100 staff and roughly 250 potential student drivers based on the estimated 800 students. They currently have 320 spaces and they will be increasing that by 40 for a total of 360 parking spaces.

Mr. Breon questioned if a potential merge has been discussed between Middletown and another School District, possibly Steelton.

Dr. Suski stated that the Middletown School District Board has never had that discussion.

Mr. DeHart believes that the current parking is adequate during the day, but if they are concerned about High School events, there is additional parking available in the school complex around the front and side of the building near the Elementary School. This parking will be even closer to the New High School location and could be an option for High School events. He questioned if the area where the band practices is included in the current parking space count for the existing High School.

Dr. Suski replied that area in question is not counted as a parking lot as it is the Life Fitness Center blacktop and parking is prohibited in that lot.

Bill Meiser, Director of Plant Operations & Transportation Services stated that the High School parking lot is rarely ever full during the school day. When they have events in the evening, the staff lot where the bus lane is located is opened up for event parking, and it is more convenient than using the other staff parking which is located on the other side of the building and away from the gymnasium or cafeteria.

Mr. Breon questioned if the gymnasium in the new High School is changing in capacity from the current gymnasium.

Mr. Gamber and Mr. Straub stated that the capacity of the gymnasium is comparable to the current gymnasium and the community events will still be the same since the population is not growing.

Mr. DeHart commented that it will be a challenge to maintain egress around both facilities while also maintaining emergency access during the project.

Mr. Gamber stated that they recognize this as a concern. He displayed and explained a diagram that shows the worst case scenario. It showed the existing school functioning with the two parking lots, a new school that absorbs the athletic fields which are currently a soccer field and a baseball diamond. There is a big sediment basin that needs to be situated near the current asphalt lot where the band practices. The intent of this massive sediment basin is to collect all the stormwater runoff from the hill and the disturbed area adjacent to the tennis or athletics building. They are proposing to provide a temporary access point around the backside of the school that would allow 360 degree access around the existing school building for construction vehicles on site which would be 24-25' wide. In an effort to keep most of the construction vehicles out of the main loop, they are looking to obtain a temporary HOP in the one area adjacent to the edge of the tennis courts. This area is sloped down toward the road but at the most gentlest part of the slope, closest to the tennis courts, would be the temporary egress which would need to be regraded.

Mr. DeHart questioned if there is enough room to place a turn off lane to reduce the speed of vehicles as they come around the bend off of SR 441 especially due to the slope.

Mr. Gamber replied that they do recognize the sensitivity of the proximity of the odd interchange where Union Street continues north and Oberlin Road bends to the west. They are trying to get PennDOT to give them some criteria in terms of the site distance and the stop distance. They did have a similar temporary access point during the construction of the Middle School Project. Mr. Straub stated that they also added some signage as part of that project which helped with safety, so they could add some additional signage with this project as well. With the previous project the contractors used the temporary access for the entire length of the project. They do not want anyone going through Greenfield because of it being a housing development.

Mr. Meiser stated that there were two access roads for the Middle School project and the one split into a "Y".

Mr. DeHart commented that PennDOT will have the final say, but he is concerned how people currently fly by this intersection and students have rolled their vehicles there.

Mr. Gamber stated that they certainly do not want contractor access at that location as the buses queue up for the school in this area. Likewise, they have a similar condition with the bus line up at Reid Elementary School.

Mr. DeHart stated that if they do not get approval for this from PennDOT, then they will probably end up using the entrance for the Reid Elementary School.

Mr. Straub, Architect for the project, discussed the project further and displayed the color floor plan. There are two main parking lots with a peninsula that comes out to access both parking lots, and this peninsula take you to the primary entrance of the building with a commons area running through the building. The layout inside the new High School will be very similar to that of the current Middle School. There is a "main street" in the building with the gymnasium and auditorium right off of the main commons. The cafeteria is located near the main entrance. Upon entering the building is the administration with a secure vestibule as security has become paramount especially within the last year. There has been much discussion regarding how people will be brought into the building and then gain access once they enter the reception area. Essentially, the building will be opened for a period in the morning while the students arrive and then the building will be locked down and someone would need to be buzzed in to enter the building. With the exception of the two story classroom wing along SR 441, the remainder of the building is a one story building. The mechanical systems and food service will be up towards the front of the building with access to a service area off to the side of the building. They have spent much time discussing how

this will be landscaped to hide this area since it is at a higher location with many site lines from SR 441.

Mr. DeHart asked Mr. Straub to briefly discuss the ice plant.

Mr. Straub stated that they are looking at sustainability and green practices for this project which includes a very strong thermal envelope of the building, and one of the components is the mechanical systems. They are looking at utilizing an ice plant system for the air conditioning and heating system. This system would take advantage of the "off hours" of electric rates as you run the chillers at night to generate ice and that cooling load is used during the day to cool the building when electricity is more expensive.

Mr. Breon questioned what would be used to make the ice.

Mr. Straub replied that a central plant will make the ice and there will be tanks buried below the ground.

Mr. Breon questioned if they would be using anhydrous ammonia as a refrigerant in this plant.

Mr. Meiser replied that they would not and that it would most likely be a 134a system with a glycol loop in the building.

Mr. Breon commented that this is basically the opposite of what is sometimes used in a home where you would store up heat in a house during the day to save on electricity.

Mr. Straub stated that one of the discussion points that they have had is that the New High School would be the one facility that would run year round, so there would be more of a need for air conditioning during the summer months.

Mr. Breon confirmed with Mr. Straub that a new chemistry lab is included in the school.

Mr. Breon questioned if they were eliminating the tennis center since they are adding an auxiliary gym.

Mr. Straub stated that they will no longer have the tennis center but will have the auxiliary gym or life center.

Mr. Meiser stated that the current tennis center is in dire need of repair and would cost more money to renovate than to add the life center to the new building.

Mr. DeHart questioned if reinforced turf could be installed at the grassy area around the backside of the High School at the Reid Elementary School entrance to allow an emergency vehicle access to the two story section of the new high school.

Mr. Gamber stated that based on the topography it is very difficult to try to access the project this way, and they thought expanding that area would allow them enough access to the second floor; otherwise, there may be potential for reinforced turf.

Mr. Breon stated that they are asking for a plan to get better emergency access to the places that are not easily accessed currently.

Mr. Meiser questioned if it would be acceptable to run the reinforced turf down along Oberlin Road side of the library which would give access to the second floor. There could be more grading at that location to flatten the access.

Mr. DeHart replied that location would be acceptable. He questioned the width of the access road on the west side and if there would be a no parking sign or gates in that area.

Mr. Gamber stated that the width is 25 feet, and they will have a plan that has nothing but signage or paved parking in that area. Mr. Meiser stated that currently there are some issues at Blue Raider Lane which runs by the current tennis court and comes up to the Reid Elementary sign. Due to the proximity of the locker room, this is where most of the buses are loading in the afternoon to take students to away games, and there are some students that speed in this area. There are limited Administrators that are available to monitor the campus at one time. They plan to have gates that will be open in the morning and closed after school to have a "Safety Zone". Students often text while they are walking and do not pay attention, so there is a potential safety hazard. They feel that they need to have a "Safe Zone" where there will be three buses directly across from the locker rooms. The only other vehicles that would be in this area would be closer to the wood shop at the end of the building where students with special-needs students could board buses. They had discussions with every single group asking for their needs and how they can improve conditions at the school.

Mr. Breon questioned if all student loading would be done in this area.

Mr. Meiser replied that the student loading in this area is for school activities such as athletics and band. Regular everyday bus loading will continue to be in the front of the building in the big circle.

Mr. Meiser stated that currently they have 20 buses in the School District which are never there all at the same time in the morning. In the afternoon all buses serving the high school are on site at the same time, but that does not include all 20 buses. Some of the buses go to Bishop McDevitt and the Votech.

Mr. DeHart questioned if the buses are doubled up in line.

Mr. Meiser stated that they have a single lane of buses in the current plan which is preferred. He also addressed the issue on why they should not renovate the current High School as many residents will question this once they know the cost of the construction for the New High School. With the current High School being 50 year old, it would need a large renovation including a roof estimate alone of two million dollars. The biggest issue for the building is that there has never been a mechanical, electrical, or plumbing system upgrade. As an example Mr. Meiser said the old generator was probably smaller than a resident's lawn mower. They have purchased a larger 100k generator that can be picked up and moved to the new building. The infrastructure in the current building is very old which you can tell by looking in the restrooms and the crawl spaces. A big concern is that the academic wing is built similar to a parking garage with poured concrete for the floors, walls and ceiling. If they need to get an electrical line added they would core drill through every single wall. The ceilings are very low, so they are unable to install a drop ceiling to run ductwork down through for a central ventilation system. There are many challenges in the existing building and everything needs to be replaced in the utility end as nothing is usable. Anything that they are currently putting into the existing building will be picked up and moved to the new building. The boiler plant that was lost in the flood had been replaced and will be moved to the new building. They always try to be good stewards to the tax payers, and they plan on having tours again once they hold the public meetings, so residents can see the conditions of the facility. They have putrid sewer smells in the locker rooms with very poor ventilation, and continued problems which will plague the district if they do nothing. When the feasibility study was completed they looked into a renovation which would cost more money than a new build.

Mr. DeHart questioned once the generator was moved over to the new build if they could sell back power to PP&L to get some money out of it.

Mr. Meiser stated that those generators are not built for continuous run. They recently had an electrical meeting and this was not recommended by their Operations Committee. It was determined that it is not worth the money to get a continuous run generator to put money back on the grid.

Mr. Breon questioned if there were any solar plans in the structure.

Mr. Meiser replied that there will be a small solar area for educational purposes only.

Mr. Wagner questioned if the boilers would be fed with natural gas and if the generator could be run on propane as well.

Mr. Meiser replied that the boilers would be fed with natural gas and obviously Marcellus Shale has gas prices low. They will be purchased as dual fuel, so they cannot run oil through them; however, they can run propane. It will be high efficiency turn down as they have cut their gas usage in half in the building. They are trying to be very efficient with this building for sustainability, and the generator is also propane based.

Mr. Breon questioned if the water usage would be projected to be the same and if the Borough is the source of the school's water.

Mr. Meiser stated that the entire campus is fed from the Middletown Borough water and he was advised that the final design would have a usage of 25 to 40 percent less than the current usage. They are increasing the number of toilets in the building as there is currently not enough during a basketball game or other event. Even though they are increasing the toilet capacity, they will be using low flow toilets and installing waterless urinals. They will also be using a lot of LED lighting for energy savings as well.

Mr. DeHart questioned if the water hydrants will be color coated and flow tested for the NFPA.

Mr. Meiser replied that the current hydrants were all color coated and flow tested this past spring. He agreed to make sure that this would be included as part of the contract with the engineer for the new hydrants to be installed.

Mr. Breon questioned if anything was going in the courtyard.

Mr. Straub replied that they will be developing the plan for this area over the fall. They are anticipating some green space and possibly a large amphitheater for outdoor seating with the potential to hold outdoor classes. There have been discussions for a potential greenhouse or educational gardens.

Mr. Gamber stated that they envision 80 percent of the space in the courtyard to be impervious area with regard to stormwater.

Mr. Breon questioned if there will be any access to lower levels or stairs leading to a utility room within the courtyard.

Mr. Gamber stated that all access from the courtyard will be to the first floor of the building.

Mr. Wagner questioned if an elevator will be available for special needs students.

Mr. Straub replied that there will be an elevator centralized in the classroom wing which the use is typically limited to certain students and staff.

Mr. Meiser commented that they will have one of the largest elevators that they could possibly get to allow them to get their custodial equipment up to the second floor. The current High School has many areas where it is not compliant with ADA guidelines especially the area to get students down to the locker rooms.

Ms. Wick addressed some of the Planning and Zoning comments for this project. She stated that they are requesting two waivers. The first is a typical waiver of the requirements to submit a preliminary plat plan and go directly to a final plan. The second waiver is for the stormwater inlets proposed within the courtyard area to allow the inlets to be smaller than the PennDOT standards. This is similar to what was done at Penn State's courtyard where they have a smaller lawn size inlet in an area where there is no traffic.

Mr. Breon questioned if these are the only two waivers being requested and if the Planning Commission is to act on them tonight.

Ms. Wick stated that these are the only two waivers that she has been informed of at this time, and that they do not need to act on the waivers tonight as they are only gathering all of the information at this time. Another comment is regarding a subdivision plan recorded in 2005 which talks about joining a lot, but a new deed was never written. Mr. Gamber already touched on this topic, and this should be cleaned up with this new plan.

Mr. Breon questioned Mr. Gamber if he had already reviewed the comments and if he had any concerns with them.

Mr. Gamber stated that the Sewer Authority has not yet submitted comments, but he has reviewed all the comments that have been submitted, and he does not have any concerns at this time.

Ms. Wick commented that Mr. Gamber has already discussed some of the Planning and Zoning comments. She questioned if a left turn would be permitted when leaving the small parking lot on the north side of the new development toward Oberlin Road. The concern is that a driver leaving the parking area and turning left toward Oberlin Road will have to look behind them and onto Oberlin Road to see traffic approaching from the left.

Mr. Meiser stated that they can make that parking area a one way to address this concern.

Mr. Gamber stated that the only way to forcibly make this a one way in and a one way out would be to create angled parking spaces.

Mr. Wagner questioned where the students who walk to school would enter and exit the building.

Mr. Gamber stated that they will preserve the trail network that exists around the perimeter of the campus, and the stairs by the bridge will also be reconstructed.

Mr. Meiser stated that they currently do not have a "safe route" to get students to the existing High School, past the Reid Elementary School, and to the Middle School. They could use the walking trail that goes behind the buildings; however, it is not lit which is a big concern especially when coming from way back behind Reid's soccer field in the wooded area. Since it is not safe to walk to school, bus transportation is provided to every student in the School District. Some students will still walk or ride their bikes to school. They have added a sidewalk to create a safe walking route to leave the front of the building and intersect with the life fitness trail. They will add a safe walking route around the Reid Elementary building which will also intersect with the life fitness trail, and this will be well lit by the street lights.

Mr. Breon questioned if this new route will be a "safe route".

Mr. Meiser replied that in this new plan they will have a safe walking route to get from one building to another on campus.

Ms. Letavic stated that there are two outside agencies that need to approve the plan. There is an FAA approval number noted on the cover sheet which she asked for an explanation of this. She also stated that in the pre-application meeting they discussed the 48 inch corrugated metal pipe that all of the stormwater will be discharging to, and asked them to expand on what type of DEP permitting is required.

Mr. Gamber stated that the FAA approval is standard for the bulk of the Township due to the proximity of the airport, and they have submitted this application to the FAA but have not had a response. Once they receive the response they will include the FAA approval on the drawings. Most of the traffic comes from either north or south off of the runway, so they do not envision this being a big concern since they are farther east.

Mr. Gamber stated that the 48" stormwater pipe is considered to be an enclosed stream however the drainage area is less than 100 acres, so a Joint Permit will not be required. They will be required to provide a series of general permits for any modification that is done to the enclosed stream, so any time they modify, cross it with a utility or fill over top of it, they will need to obtain a permit from DEP.

Ms. Letavic asked Mr. Gamber to show the location of this stormwater drain to the Planning Commission members as it is somewhat hidden.

Mr. Gamber stated that the property that is immediately north of the site there is somewhat of a wetland condition and then it goes into a pipe that runs down just missing the edge of the school and ultimately goes underneath the PA Turnpike. The sewer pipe runs along this drain as well. DEP classifies this as an enclosed stream. If the drainage area would have been larger, they would have had to go through a Joint Permitting process.

Mr. Breon questioned what the cutoff is for a Joint Permit.

Ms. Wick stated that it would be 100 acres which includes only the area that drains to the stream when they designate it a stream.

Mr. Gamber stated that this area is somewhere around 70 acres which is mostly off site.

Mr. DeHart commented that this drain filled up about two years ago, and flowed down the roadway onto the school property.

Mr. Gamber commented that hopefully, with modern stormwater management requirements, they will be decreasing the flows. They are placing additional fill over top of the stream and it will run over fields as opposed to over parking lots. In the event it needs to be maintained, it will be more easily accessible than it is now with pavement overtop of it.

Mr. Wagner questioned if this stormwater plan would need to be changed if the field is developed in the future.

Ms. Wick replied that the developer of the upstream field would be restricted by the flow that they can release, just as anyone else would not be permitted to increase the flow downstream. With the newer NPDES requirements that pertain to the volume of runoff, they may reduce the flow.

Mr. Wagner questioned if it were possible to drain to the west end of the property.

Mr. Gamber did not believe that they could get up over the ridge. He stated that there is another drainage divide that is further down between the Middle School and Reid Elementary School. They both drain down to Penn State's property, and down under the airport before discharging to the opposite side.

Ms. Wick questioned if they have designated a floodway of 50' on each side of the enclosed stream. She also questioned if this will only be stormwater and improvements or if there will be sanitary sewer items in this area as well.

Mr. Gamber is unsure at this time if there will be a designated floodway for the enclosed stream, but he will notify Ms. Wick once he receives the information on the width of the floodway from DEP. The new sanitary sewer will be removed from this area and he showed the location of the current sewer lines and the changes to them. One storm manhole will be buried about 12 inches below grade as it will be in the middle of the baseball field, but there will be marking tape over top of this manhole.

Ms. Wick stated that if the sanitary sewer needs to be removed that permitting needs to be done now.

Mr. Gamber stated that they have wells on site that will need to be capped, and there are a number of other utility issues that are being worked out with the Middletown Borough. The Borough would like them to change out a meter and put in a separate meter as many schools are now metered through a single meter.

Mr. Breon questioned if they were to provide any type of legislative function tonight.

Ms. Wick commented that they were only exchanging information at this point.

Mr. Gamber stated that they only wanted to take the comments received tonight and go back before the School Board for discussion.

David John, School Board Member, commented that the School Board has not taken any official action on the project at this time.

Mr. Wagner questioned if PennDOT is satisfied with the current plans that have been submitted to them.

Mr. Gamber replied that they had an initial study done by a Traffic Consultant that took initial counts to determine how much traffic was coming out of the two access points. This study has been submitted to PennDOT for their review and approval. The only other issue that they have not yet addressed with PennDOT is the temporary egress for construction.

David Franklin, Assistant to the Superintendent for Finance & Operations, stated that the School District's annual debt service is just under 4.5 million dollars currently. They are trying to figure out the best possible way to afford the project within that same dollar amount. Their debt service drops down about two million dollars after about eight years, and

it drops down to zero in a couple of additional years. They are going to fill the principle payments out to that point to try to stay within the existing debt service. According to Act 1, they really have to stay within their debt service as they do not have the ability to raise taxes to just any dollar amount. They do not to significantly raise taxes anyway, and they do have to stay within the Act 1 limits.

A motion was made by Mr. DeHart and seconded by Mr. Latsha to table the Preliminary/ Final Land Development.

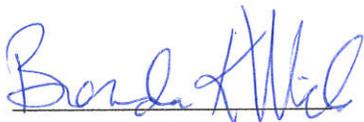
ADJOURN

A motion was made by Mr. Wagner and seconded by Mr. Latsha to adjourn the meeting.

Motion unanimously approved.

Meeting adjourned at 8:28 P.M.

Respectfully Submitted:



Brenda Wick
Planning and Zoning Director