

MINUTES

NON-LEGISLATIVE MEETING – SEPTEMBER 3, 2025

The September 3, 2025, Non-Legislative Meeting of the Lower Swatara Township Board of Commissioners was called to order at 7:00 P.M. by President Jon G. Wilt. President Wilt called for the pledge of allegiance followed by a moment of silence.

The following officials were in attendance:

- Jon G. Wilt, President
- Todd F. Truntz, Vice President
- Michael J. Davies, Commissioner
- Christopher DeHart, Commissioner
- Zachary Border, Manager
- Tracey Bechtel, Township Secretary
- Brett Flower, Solicitor
- Shawn Fabian, HRG
- Rich Snyder, Planning and Zoning Coordinator
- Scott Washinger, Public Works Director
- Brian Davis, MS4 Coordinator
- Tom Bell, Jr., Police Chief

Absent: Ronald J. Paul, Assistant Secretary

Residents and visitors in attendance: Please see attached sign-in sheet.

PUBLIC COMMENT: Kimberly Vajda, 5 Greenfield Drive. She noted that she seen Greenfield Park on the agenda this evening and wanted to give suggestions of things to consider when the Township looks into upgrading this park. Her suggestions included: More trees near the playground area and the walkways, because it gets very hot. New playground equipment, walking trail fitness stations e.g., pull up bars, sit ups, strength training and flexibility, stretching and balance stations, dog park. Mr. Border explained that the agenda item this evening is in regard to the Township looking at applying for a grant, which is due October/November of this year, and if we would get the grant, we would not get the monies till the end of next year so any upgrades would not start till spring of 2027. Mr. Border also added that during this process the Township will be submitting a sketch plan of what the park would include, so the Board does appreciate comments and suggestions from the public.

Ms. Vajda asked if the entrance to the park will be changing at all with the construction that the school district is doing. Commissioner DeHart noted that based on the School District's plan, you will have to come in from the new entrance off 441, traffic will no longer be able to enter the park area from Greenfield Drive.

Ms. Vajda also noted that she would entertain the idea of being on the Recreation Board.

PRESENTATIONS:

The Pond II – Vista Block: Zach Michali, with Warehaus, the engineer for this project which is a proposed townhome development located at 1500 Fulling Mill Road. They are here this evening to show the Board their sketch plan and address questions or comments. Mr. Michali indicated that this project is in the Commercial Neighborhood district, they are proposing townhomes on this property which is allowed by special exception, which they have filed for, and they are planning on being back before the Planning Commission for recommendation later this month on the 25th and then hopefully back before the Zoning Hearing Board on October 22, 2025. Vice President Truntz asked how many units they are planning to put in. Mr. Michali indicated that there are 169 proposed units on two properties. There is a common property line which he pointed out on the plan. Their plan consolidates the properties into one property which is about 24 acres bringing the total density to about 7 dwelling units per acre which is below the allowable of 12.

Commissioner DeHart noted that they are showing Karen's Catering as still being there. Mr. Michali indicated that Karen's Catering building will remain, he is not sure if the business will remain, but the intent is to keep it as a venue, at least for the time being. He also pointed out that the Furniture First building will remain as well and he thinks it will become an office. Commissioner DeHart noted that he could foresee a problem with a new neighborhood and that venue having a party. Mr. Michali indicated that they did talk with staff regarding that concern as well and pointed out that they did include buffering around that area.

Commissioner DeHart pointed out that the roadway is close to where the fire company pumps sewage up to so there is an issue there. He also noted that their plan shows a separate entrance in through the pond. Mr. Michale showed two points of ingress and egress, one south on Fulling Mill Road and one up top by extending an existing cul-de-sac, this property is also owned by the developer. Commissioner DeHart added that the second access is in wetlands, so that could be an issue. Mr. Michali indicated that they did have a consultant go out there and survey wetlands and that is something that they are aware of and will note as they design that access drive. Commissioner DeHart asked if it would be easier to go North and go through Twelve Oaks development. Mr. Michali indicated that it was an option that they had kicked around but thought it would be best to extend the cul-de-sac. Commissioner DeHart expressed that his first concern is the venue staying there and how that may become a big hassle down the road.

Commissioner Davies asked how many parking spaces are allowed for the venue area. Mr. Michali was not sure what the venue usage requires for parking spaces. They are not touching that parking at all so whatever they have there now will remain the same. Each of the townhomes are proposed to have two parking spaces per unit, one in the garage and one in the driveway. Commissioner

Davies asked if there is any limited amount of street parking to provide for overflow vehicles. Mr. Michali indicated that at this time there are no plans to have street parking. President Wilt commented that he feels they need to provide additional parking, people will be filling their garages with storage items and will lose one parking space, it will become a big parking problem.

Commissioner Davies asked if the Township would control the streets or will ownership or an HOA maintain them. Mr. Michali indicated these streets will be private. Commissioner DeHart asked what the width of the road is. Mr. Michali did not know off the top of his head. Commissioner DeHart commented that they need a collector road in there verses a standard cartway with all that traffic. He also suggested that for those homes near the firehouse, to keep in mind that a fire house is not quiet, they may want to look into a covering or something for sound. Mr. Michali indicated that this information will not be concealed, renters will know that the fire house and the venue are there prior to renting. For clarification, the Commissioners asked if these are going to be rental properties or owned. Mr. Michali indicated they are rental properties. President Wilt remarked that they may have to cut back on the number of units to provide more parking. Commissioner DeHart agreed to cutting back on density.

David Koratich from Warehaus asked if the Township would be open to “on street parking” with the streets being private. President Wilt commented that if the streets are wider then yes. Commissioner DeHart suggested they could do what Burkholder did across from the High School where he put areas where you could pull a dozen cars off the street. He added that you must be careful with street parking, especially for plowing and access for emergency vehicles etc., he would be opposed to street parking as a safety issue.

Commissioner Davies asked if there are any plans to provide recreational space for residents. Mr. Koratich indicated that they have tossed around the idea of pools, and they would entertain by incorporating some type of recreational amenities with the development.

Dermody Properties-Meade Heights: Jake Domen, Attorney with Stevens & Lee representing Dermody Properties addressed the Board with their request to rezone portions of Penn State Harrisburg property from Educational Institutional to Industrial as shown on the plan provided. Attorney Domen noted that Penn State University is in concurrence with this rezoning and the Applicant is the equable owner via purchase contract and is currently undergoing its due diligence phase.

Attorney Domen stated that they are here this evening to give a quick assessment of what the plans are as well as to seek a motion to move this on to the two planning commissions to be able to further the application. Commissioner DeHart indicated that the Board does not have a copy of said plan, so they have nothing to look at this evening. Attorney Domen stated that they provided copies with the application. Mr. Snyder advised the Board they have indeed provided ten copies of the zoning map

amendment request, which will appear at the next meeting to move it forward to the planning commissions. It was submitted after the due date to be on the agenda for this meeting, which is why the Board had no plans in their packet. Mr. Snyder displayed the parcel in question for the Board to follow along as Greg Holtzman of BL Companies explained that to the left-hand side of the screen is the airport connector, on the bottom of the screen by Sharp Shopper is Rosedale Avenue, and to the right is University Drive. He pointed out the area that was formally Meade Heights. They are proposing to develop former military housing, then student housing into a warehouse layout. The plan consists of two warehouses; total square footage is 534,600. Also, part of the plan will have storm pond, infiltration, and things of that nature. Mr. Holtzman discussed access and showed the Board their proposed truck access and separate employee access. Mr. Holtzman indicated that they have had a preliminary meeting with staff, to go over the feasibility of this plan, looking into sewer and water connections, and they have reached out to the various agencies and are currently still pulling that information together to come up with a well thought through plan to provide to the Board.

Commissioner DeHart pointed out that Penn State is looking for a walkway along the road, so there will be a need for sidewalk, especially with more truck traffic. He also noted the residential areas in the front and asked if there is an interest in expanding. Mr. Holtzman responded that in regards to the walking paths, this was brought up by Penn State, and is something they need to figure out, against university or do they provide paths in the campus, they do understand that there is interest from students to go through there in order to go down to the convenience stores, etc. This item does have their attention. In terms of the residential area in the front, they are just following the typical plan procedures with the buffer and things of that nature, they are in the works of outreaching to the residents, show them the plan and get their input and have a collaborative effort to work together. Vice President Truntz asked what kind of feedback they are receiving. Mr. Holtzman indicated that so far, they would prefer no tractor trailers going through the existing driveway.

Commissioner Davies asked what kind of truck traffic they expect to have with the tenants that these warehouses might have. Mr. Holtzman indicated that they are still working on that layout, but when they meet with the Board again, they will have a better-defined answer.

Commissioner DeHart noted that years ago back when Jednota owned the property on both sides of the airport connector, they talked about and had approval to put ramps in there, on and off the airport connector is there any thoughts on that? Mr. Holtzman indicated that as part of this process they did some route reach and their understanding is there are no plans for those connectors, they also inquired with staff to just reaffirm because this is something they are trying to do their due diligence with.

Commissioner Davies inquired that because this property was a former air base, which to the best of his knowledge did have some concerns with hazardous chemicals that may or may not exist on the

property and he believes it was or may still be designated as an EPA superfund site, have they investigated this or are there any concerns they will have to address. Mr. Holtzman indicated that they had just met with DEP this morning. He explained that by lack of better terms, guilty by association, the whole site becomes a superfund site. So far there is no evidence of any type of contamination on this site, aside from what was found back in the 90's which appear to be drums that they used for the buildup roofs on the previous warehouses, other than that there are no other findings of anything there that would trigger any additional environmental concerns for this property. He noted that as part of this process because it is a superfund site they will be working with EPA and DEP.

Vice President Truntz asked who will own the warehouse. Mr. Holtzman indicated Dermody Properties will be the owner. Commissioner DeHart recommended that they reach out to those property owners to the South and address their concerns and needs. Vice President Truntz added that public relations are important, anytime we change zoning it is a big impact on a community, especially warehouses.

APPROVAL OF MINUTES:

A motion was made by Commissioner Davies, seconded by Commissioner DeHart to approve the Minutes of August 20, 2025, Legislative Meeting. The motion was unanimously approved.

ACCEPT THE RESIGNATION OF CARTER BRANDT:

A motion was made by Commissioner DeHart, seconded by Vice President Truntz to accept the resignation of Carter Brandt, Polic Cadet, effective July 14, 2025. The motion was unanimously approved.

DEPARTMENT REPORTS:

Planning and Zoning/Codes Department:

Mr. Snyder presented the monthly report. Updates to projects include **Cramer Auto – McDonald's Restaurant** – Anticipating Grand Opening late October early November of this year. Site work is progressing; **Union Knoll** – Stormsewer work will start later this week, early next week; **Penn Preserve** – Pre final paving inspection as well as well as their first financial security adjustment has been requested.

The Zoning Hearing Board: **SE#2025-08 The Pond II** – Request for a Special Exception. On the Planning Commission Agenda for 9/25/2025, and the Zoning Hearing Board Agenda for 10/22/2025.

Mr. Snyder indicated that since this report, a variance has been filed at 1400 AIP Drive, it was brought to his attention that our solar ordinance is already outdated. The technology and legislation that is out there is developing faster than our solar is and they have requested a primary solar energy system, requesting

a variance to the zoning it would be in, but now instead of being a ground mounted system taking up 20, 30, 40 acres it is going to be a roof top mounted system. The way they can wire the system with the new technology, they can go into the grid, pull back, and still be considered a solar energy system. This is scheduled to be on the Zoning Hearing Board Agenda on September 25, 2025

The Planning Commission: **Greenfield Drive & Blue Raider Lane** – This continues to develop as the plan is moving through the HOP review process at PennDOT. There was a meeting on coordination with Union Knoll and the School District and now information is coming back to us that PennDOT, instead of having one HOP plan, is requesting two separate plans, one for Blue Raider and one for Greenfield.

Permit activity for the month of August 2025 is as follows: Commercial – 4; Residential – 7; Sewer – 1; Sign – 0; Shop drawings – 6; Demolition – 1; Zoning – 7; Street Cut – 5

Mr. Snyder noted to the Board That Dermody Properties were here this evening seeking a map amendment, there is another one waiting in the wings for a map amendment for a property at the intersection of 283 and Eisenhower Blvd., they would like to rezone the parcel from Industrial to Highway Commercial. This site itself is surrounded by Highway Commercial on three sides. Instead of going through a text amendment to meet with what they want to do, they can meet all the conditions of the Highway Commercial.

Public Works Department

Mr. Washinger updated the Board on the following: **Public Work:** Pressure washing curb lines and painting them yellow throughout the Township. **Baseball Fields:** All ball fields are being prepped for the fall season. **Garage Door:** The springs on one of the rear doors in the back garage bay needs replacement. It was recently repaired and does not have enough tension in the spring to sustain proper opening procedures. **Shireman’s Park:** Mr. Washinger discussed with the Board removing the carpet mulch and adding in the new poured rubber to the edges of the border to keep it from washing out. He gave them a quote and was hoping to have this on the next meeting agenda. **Woodridge Park:** Mr. Washinger noted a diagram that was handed out to them this evening showing the new playground set up for Woodridge. The park has playground equipment attached to old wooden four-by-four posts that are splintering. Mr. Washinger indicated that this redesign would come out of the Recreation Fund.

MS4/Stormwater Department:

Mr. Davis updated the Board on the following: **WREP Program** – Tri-County has alerted us that they are pursuing grant money for this year’s \$150,000 Gaming Grant. If any funds are rewarded with this grant, it will reduce each Township’s cost for mapping by a considerable amount. **5 Year Plan (Stormwater)** – All Township departments are currently working towards developing an internal 5-year plan for construction/capital purchasing. As part of this effort, we have identified a list of known project locations that we anticipate potentially needing work within the next 5-10 years. This list has been passed on to HRG

for initial cost estimates, and we are currently in the process of viewing the locations to best prioritize the future work. As part of this plan, we have also begun identifying potential project locations to meet our future volume reduction requirements in the new MS4 permit cycle. While we hope to collaborate with WREP on a county-wide project, we feel it would be wise to at least prepare some alternative options should there be any changes to the program.

Mr. Davis informed the Board that the Township is expanding our social media presence. Surveys and polling were conducted on facebook and our website on what social media residents use. He included the results of those in his memo to the Board.

Commissioner DeHart asked if the pipe on Ebenezer had been fixed. Mr. Davis indicated that they are still working on that. Mr. Washinger gave an update.

MANAGER'S REPORT:

Computers

Mr. Border reported that Intermixit has informed him that at the end of October windows 10 will no longer be supported as far as patches and updates. The computers that are currently on windows 10 are 5 years or older, he had given the board a list of the computers along with a quote for \$31,000 plus their labor charge. Commissioner DeHart questioned if this was not part of their contract and if there was money budgeted for this. Mr. Border indicated this is considered an upgrade and we did not budget for this, because we were hoping to use the STMP Grant. He also noted that if there were any cyber-attack our insurance would not cover for unsupported computers.

Greenfield Park

Mr. Border noted that we are looking into applying for the LSA (Local Share Account) state-wide grant. We are looking into improving the older parks and making them better.

Pension

Mr. Border reported on the pension meeting which was held last Thursday. The pension committee recommended lowering the return to 7.75%. This item will be on the legislative meeting agenda.

Cramer

Mr. Border asked the Board for direction; there was talk about a separate Resolution for the curbing and wanted to make sure we can continue moving that forward. Vice President Truntz inquired if we ever examined that pipe to see if he can hook into it to solve the stormwater issue that way. Mr. Burkholder indicated that they did, and it goes to the pond out back. Mr. Burkholder indicated that they still need to camera that line. Commissioner DeHart stated that there is a functional drain in front of the old mobile home office. Vice President Truntz stated that his understanding is if it is that drain or that pipe where he can hook

in for ten to twenty thousand dollars and solve the stormwater drainage issue that is going to be created if we say he must put curbing in. In his opinion that would be the fairest solution, he again expressed that he doesn't feel it is fair to force him to put in the curbing and create a stormwater issue and then we tell him he has to solve it and it will cost him three hundred thousand. If that pipe is clear back to the pond he can hook into that, and it will be an inexpensive solution. Commissioner Davies inquired if the pipe in question is the property of the Township or the landowner. Mr. Burkholder indicated that it runs across the highway, so he believes it is PennDOT's pipe. Mr. Fabian added that Mr. Cramer would need the approval of PennDOT before he could hook into that pipe.

Authority Board and Commissions

Mr. Border noted that he gave a list of upcoming term expirations and vacancies for 2026.

ENGINEER'S REPORT:

Mr. Fabian reported on the following: **Hazard Mitigation Grant Program** – Both homes have been demolished and graded out and looking to be schedule the substantial completion walk for 83 Brandford and 105 Wyoming; **Fiddler's Elbow Box Culvert Replacement** – HRG assisted Veolia with the permit submission preparation, especially threatened and endangered species clearance coordination. HRG expects them to be able to finalize and submit to PADEP in the coming week or so; **DCIB-G Funded Projects** – UGI has performed field marking that conflicts with where their line was assumed to be from the one call system and our SUE work. UGI did not mark their line for the preliminary design one call, so design modifications will need to be made with this new information; **N. Union St Traffic Study** – Mr. Fabian indicated he has gotten a tremendous amount of information from his traffic folks so he still owes the Township a level of effort on the next steps; **2025 Liquid Fuels Pavin Project (Berkley Dr and Farmhouse Ln)** – HRG received all the paperwork from Mr. Washinger for the Liquid Fuels paving project and are preparing it for bid, which will go live on September 2, 2025, with bid opening set for September 25, 2025 and should have the package ready for review at the workshop meeting in October.

Commissioner Davies asked about the paving marked out to be maintenance on Stoner Drive and wondered if that is part of this Liquid Fuels Paving Project or is that a separate deal. Mr. Washinger responded that it is a separate deal which he is going to have to throw another bid out, because of the cost. Commissioner Davies mentioned it due to the season is rapidly progressing and we are losing days to achieve it in this calendar year. He is concerned with the severely deteriorated paving this should be addressed in this calendar year. Mr. Washinger indicated he is working on it, it may have to be done internally and all of it might not be done this year.

GOOD AND WELFARE:

Solicitor Flower requested an executive session following tonight's meeting to discuss potential litigation.

Commissioner DeHart thanked everyone for coming out and giving their input. He noted that he did a road survey last week on Long View Drive from 9:05 to 10:05 AM., he did not realize how much traffic there is on Long View Drive. 114 vehicles driving westbound, 63 eastbound, 25 UPS vehicles going westbound only 4 Fed Ex, that is almost 200 vehicles an hour. The amount of traffic is concerning, we need to think about how to do enforcement out there and added that the manager will be sending a letter to UPS to remind them not to use Longview Drive as a short cut to 441.

Commissioner Davies thanked Mr. Davis for the updates on some of the stormsewer improvements. He does have a couple of observations which he will share with him later about some additional receding inlets.

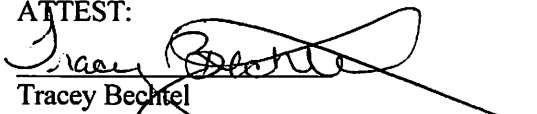
Vice President Truntz thanked everyone for coming out and the input on the parks.

President Wilt thanked everyone for their comments this evening and staff updates.

ADJOURN:

Hearing no other comments, a motion was made by Commissioner DeHart, seconded by Commissioner Davies to adjourn the meeting and convene into executive session. The motion was unanimously approved, and the meeting adjourned at 8:18 P.M.

ATTEST:


Tracey Bechtel
Township Secretary

PLEASE **PRINT** NAME CLEARLY
 BOARD OF COMMISSIONERS SEPTEMBER 3, 2025
 WORKSHOP MEETING (7:00 PM)

Name/Organization	Address/Contact Information
Ron Burkholder	
GARY HOLTZMAN	2601 MARKET PL, HB6 PA 17110
Dob Messic	Res. Dist
WAREHOUSES: ZACH M. & DAVE W.	231 N GEORGETOWN ST YORK, PA 17402
Ron Burkholder	LST
Tom Fisher	Resident
TODD CAMP / PENN STATE	
Patty White	Resident
Kimberly Vajda	Resident