

**PENN TOWNSHIP BOARD OF SUPERVISORS**  
**1301 Centerville Road**  
**Newville, PA 17241**  
**Tel: 717-486-3104 Fax: 717-486-3522**  
**Regular Meeting**  
**October 14, 2021**

Due to the expected number of citizens attending, the meeting was held at the Penn Township Volunteer Fire Co., 1750 Pine Road, Newville, PA 17241.

Chairman Martin called the meeting to order and led everyone in the Pledge of Allegiance to the Flag.

Those present: Chairman Gary Martin, Vice Chairman Ron Tritt, Supervisor Ken Sheaffer, Solicitor Marcus McKnight, Zoning Officer Tim Knepp, Treasurer Trina Manetta and Assistant Secretary Vicki Knepp.

**PUBLIC COMMENT**

Dan Lehman, representing Friendship EMS in Newville, made a presentation requesting a donation to help offset EMS Workers' Compensation. Penn Township makes up 17.5% of their calls. The Supervisors will address this at their October 21 Workshop.

Randy Heishman of 2675 Walnut Bottom Road said his attorney has sent three letters to the Township Solicitor regarding warehouse damages to his property caused by the Fed EX warehouse. Solicitor McKnight said he has received and forwarded the letters to the warehouse property owners and is waiting on a response.

**APPROVAL OF MINUTES**

Supervisor Sheaffer made a motion to accept the Amended Agenda from the September 9, 2021 Board of Supervisor's Meeting. Vice Chairman Tritt seconded the motion. Motion approved

Vice Chairman Tritt made a motion to approve the minutes of the September 9, 2021 Board of Supervisors Meeting. Supervisor Sheaffer seconded the motion. Motion approved.

Vice Chairman Tritt made a motion to approve the minutes of the September 23, 2021 Board of Supervisors Workshop. Supervisor Sheaffer seconded the motion. Motion approved.

Supervisor Sheaffer made a motion to approve the Treasurer Report from September 30, 2021. Vice Chairman Tritt seconded the motion. Motion approved.

## **APPROVAL OF SUBDIVISION PLANS**

None

## **BREAK FOR KNEPPER CONDITIONAL USE HEARING**

## **RECONVENE**

## **MAINS PROPERTY REZONING REQUEST**

Solicitor McKnight said he received a request today from Hubert Gilroy, the attorney for Appalachian Asset Management asking that the rezoning request for the Mains property at 801 Centerville Road be tabled. Solicitor McKnight said neither the Township Planning Commission nor Cumberland County Planning Commission recommend the rezoning request. Solicitor McKnight said the Township will grant no more extensions after this. The developer will be required to give six months' notice of a request to set the date of the hearing, all associated costs shall have been paid. He stated that this is an indefinite hold.

Several Township residents voiced their concern over the rezoning request. Concerns were raised about the safety of the Interstate 81 exit/entrance ramps. They also stated that they do not want anymore warehouses in the Township.

Solicitor McKnight stated that the Township did not want to do anything until the interchange is improved. PennDOT has stated there is no money to do so and we are not even on the HATS (Harrisburg Area Transportation Authority) 12-year plan. We need to get the interchange put on the 12-year plan as it is dangerous as it currently is.

Raquel Nickey of 106 Cornman Drive said we should not do anything to improve the interchange because it will only attract more trucks and warehouses.

Phillip Lloyd of 1909 Pine Road said the Township adopted a Zoning Plan and we should stick to it. Why didn't the Township try to get input before the plan was adopted.

Solicitor McKnight said when a request for a zoning change is made, we must consider it. We have and have concluded that with the interchange as it is, it is too dangerous and we do not want any more warehouses.

Chairman Martin stated that the State required that we have an area in the township where industrial (warehouses) business is permitted. The Township determined that we would keep it on a state road and between Walnut Bottom Road and I-81. It was later expanded to cover the Exeter property north of I-81.

Mike Kutz of 50 Cornman Road said he has been a farmer all his life. His farm is his retirement plan. He believes that if he wants to sell part or all of his land for whatever, he should be able to. The problem is that people have moved into the Township who want a town life.

Solicitor McKnight said the issue is closed until if/or when we are notified that the Mains/Appalachian Asset Management contact us again. They must give us a 60 day notice of their intent.

### **EXETER REZONING REQUEST**

Solicitor McKnight stated that the attorney for Exeter is in lock step with Mains and is not moving forward at this time. Neither Township nor County Planning Commissions recommend the rezoning of these properties. Supervisor Sheaffer made a motion that no future hearing would be scheduled for either Mains or Exeter until the applicant provides Penn Township with written notice of its intent to proceed with a final hearing. The Supervisors will schedule the hearing provided that all outstanding costs, consisting of advertising costs, time spent by the Township Engineer, Paul Wilson, and our traffic engineer as well as the court reporter, had been paid. Vice Chairman Tritt seconded the motion. Motion approved.

Cathy Cornman of 920 Centerville Road presented a petition to the Supervisors with 300 signatures requesting that no additional warehouses be permitted to be built in the Township.

Solicitor McKnight said the petition will be attached to the file as an exhibit along with the recommendations of the Penn Township Planning Commission and Cumberland County Planning.

### **UNFINISHED BUSINESS**

Trash – The Assistant Secretary reported that the Secretary has received a list from Southampton Township; however, the accounts are not past due until October 31.

Septic – The Assistant Secretary reported that of the 294 septic systems in District 4 due to be pumped in 2021, there are 186 pumped and 108 still to be pumped.

2022 Budget – Supervisor Sheaffer made a motion to advertise the 2022 budget. Vice Chairman Tritt seconded the motion. Motion approved.

### **NEW BUSINESS**

Emergency Repair DJ Office – Supervisor Sheaffer made a motion to ratify the authorization of emergency repairs to the HVAC system at the DJ office and authorize payment of the bill. Vice Chairman Tritt seconded the motion. Motion approved.

### **CORRESPONDENCE**

None

## **PROJECT UPDATES**

None

## **ZONING CODES ENFORCEMENT**

The Zoning Officer reported that he approved 4 permits and had 2 complaints, one of which was a stormwater issue that he turned over to the Township Engineer.

## **SOLICITOR REPORT**

Solicitor McKnight presented a copy of the letter he sent to Charles Suhr, the attorney representing Penn Commerce Center addressing outstanding issues regarding blasting after the permitted times, the Dodrills' request to be notified in advance of use of Gettle Road by the warehouse, and Randy Heishman's outstanding claims for damages to his property.

## **OTHER REPORTS**

COG – Chairman Martin reported that several other municipalities want to petition for improvements to the I-81 interchange.

Land Preservation – Chairman Martin reported that Williams Grove Grange would like to purchase adjoining preserved farmland to make some improvements/additions to their facility and railroad.

Roadmaster – Vice Chairman Tritt reported that the roadcrew will be mowing, grading shoulders, working on playground equipment and cutting brush.

Newsletter – The Assistant Secretary reported that the newsletter just went out and the Secretary is working on the next one.

Fire Marshal – none.

Emergency Coordinator – none.

Fire Company – none.

## **APPROVAL OF BILLS LISTING**

Supervisor Sheaffer made a motion to pay the bills. Vice Chairman Tritt seconded the motion. Motion approved.

## **SUPERVISORS' REPORTS**

Chairman Martin stated that due to the length of the meeting, they will forego the Supervisor reports tonight.

## **ADJOURNMENT**

Supervisor Sheaffer made a motion to adjourn. Vice Chairman Tritt seconded the motion. Motion approved at 8:24p.m.

## **NEXT REGULAR MEETING**

*November 9, 2021*

Respectfully submitted,

Vicki Knepp  
Assistant Secretary