

PENN TOWNSHIP BOARD OF SUPERVISORS

1301 Centerville Road

Newville, PA 17241

Regular Meeting

September 8, 2011

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

Present: Chairman Gary Martin, Vice Chairman Ken Sheaffer, Supervisor Amos Seiders, Secretary Tina McCommon, Treasurer Martha Sheaffer, and Solicitor Marcus McKnight.

PUBLIC COMMENT

Roz from the Big Spring Senior Center wanted the public to know what the center offers to senior citizens 50+ in the Big Spring area. The center encourages age diversity. It is available to men, women, singles, and couples. The offer community programs, informational programs, exercise classes, yoga, trips, computer classes, health education and free health screening. The center is dependant on fund raising to keep active. Roz asked that the township consider putting a contribution in the yearly budget.

APPROVAL OF MINUTES AND TREASURER'S REPORT

Vice Chairman Sheaffer made a motion to approve the minutes from the August 14, 2011 meeting. Supervisor Seiders seconded the motion. Motion approved.

Supervisor Seiders made a motion to approve the treasurer's report of August 31, 2011. Vice Chairman Sheaffer seconded the motion. Motion approved.

SUBDIVISION PLANS

None

BANK DEVELOPMENT

Hubert Gilroy was present for the bank development presentation. Ken Tuckey has partnered with F&M Bank for the development on the Mowery property. F&M Bank wants to purchase the property across the street from Sheetz. A formal tax amendment has been submitted to the County Planning Commission and the township planning

commission. A proposal was submitted suggesting the lot minimum be changed from five acres to one acre. Additional relief to set backs. Want frontage reduced from 50' to 20'. Want off side parking reduced from 20' to 5'. A public hearing could be advertised for next month. The change would apply to any property not just the bank. Marcus is endorsing the counties 804.A. Section 804.B states 100' at the street right-of-way for lots between one and five acres. The set back on Route 11 is 65'. Can it be reduced to 20'? It is a unique situation in area of parking – 70' from center line for parking. Marcus asked are we prepared to endorse the procedures for the public hearing in October.

George stated the planning commission can discuss the change at the meeting. The whole concept would be embraced. Will look at additional recommendations and concept or sketch plans for allowing less than 5 acres and setback and driveway. John Shambaugh needs to have recommendations for the meeting on the 19<sup>th</sup>. Marcus asked for authorization to do the changes. Vice Chairman Sheaffer made a motion to authorize Marcus to advertise and do the text changes. Supervisor Seiders seconded the motion. Motion approved.

## NEW WAREHOUSE DEVELOPMENT

Reid Townsend, Brian Reisinger, and Jim Clymer were present for the warehouse for Panattoni Development. Unilever is looking to occupy the warehouse. Jim Clymer stated they need a plan modification to the current development. The need to close the deal and have the ability to move quickly to build the warehouse.

Reid Townsend stated a private real estate company from Sacramento joint with California State Teachers Pension Fund are actively investing and pursuing industrial real estate. They are prepared for the acquisition and hope for a successful project. Need an approval time line. The site was acquired in June of 2011. They are looking to build a 1.4 million square foot warehouse. This will provide the area with 650 jobs. Looking for flexibility in timing. The target is the earth moving approval for the 19<sup>th</sup>. Need land plan modification approval by filing plans with planning commission and John Shambaugh. Then will proceed to Supervisors October 13<sup>th</sup> meeting. Marcus sent the package to the county.

George stated the need to have complete plans for the planning commission. The normal procedure is the preliminary plans and than final plans submitted. The engineer will need to confirm that the storm water management plan meets the needs. It will be less lot coverage and less impervious coverage. The Saldo has specific requirements and the planning commission will make recommendations. Mini plans were sent to everyone, but the final plans are needed. Should have them by the beginning of the week.

The warehouse will be consistent with the current warehouse. Need to be open by summer of next year. Need to break ground before winter sets in. Looking to do most of the excavation throughout October. Marcus asked for authorization for John Shambaugh to provide the estimate for the escrow. Also asked for authorization for him to write

agreement for the escrow. The estimate will be for site work – storm water management and earth moving activities. Vice Chairman Sheaffer made a motion to authorize John Shambaugh to provide the estimate for escrow. Supervisor Seiders seconded the motion. Motion approved.

Chairman Martin made a motion to authorize Marcus to do the escrow agreement. Vice Chairman Sheaffer seconded the motion. Motion approved.

A water tower is needed for more water pressure. Need above quality of water pressure for site.

Fred asked is there is going to be a traffic impact study. The parking spaces are cut and the trailer space increased. This is based on building square footage. Chairman Martin's concern is getting on 81S. Need to have a dedicated left turn signal for rush hour traffic or a delayed green light on the other side. Would the warehouse pay the expense for traffic study and light? Marcus said he will help meet the deadlines as much as possible.

#### UNFINISHED BUSINESS

Centerville School Oil Remediation – No information at this time.

Fettrow Property – sent letter and the grass has been mowed, but nothing else has happened. The cars are still sitting with the grass growing up around them and no junk has been removed. Chairman Martin made the comment we will remove the junk, move the cars to the to the back of the property in a line and take out the bushes. Fred posted a notice on the door. Mr Fettrow was home and the notice is gone off the door. We need to get this done as soon as possible. Marcus will do a letter stating the supervisors authorized the township employees to clean up the property. If he wants to do it himself, he needs to contact Fred. Will give him until the next meeting to respond. Vice Chairman Sheaffer made a motion authorizing Marcus to send a letter stating the township can clean up the property at any time unless he contacts Fred to say he is doing it himself. Chairman Martin seconded the motion. Motion approved.

Ledane Property – Nothing at this time. Marcus to check on the results of the sheriff sale.

JaLex Realty Sign – had hearing this morning. District Justice very concerned about property rights and protecting the residents and that zoning is applied properly. He has a mobile billboard that he moves from place to place. There was no fine but will have to pay costs. If there is a second offense he will be fined. He can set the sign for three days then it cannot be in the same place for another 6 months. Chairman Martin made a motion to take no action based on the District Justice decision. Vice Chairman Sheaffer seconded the motion. Motion approved

Cornman Property – Vice Chairman visited the property and no on was home. He saw no sign of a full business being operated. There is no sign, no posted hours and he is

within the three unlicensed vehicles. There is a truck with scrap metal, but no weeds growing up around. Noted nothing extreme on the property. Fred is concerned about the truck in the yard with weeds and junk in the back of it. Always stuff scattered around. A low impact business is an in home occupancy. Outside appearance is to look like a residence. Chairman Martin tabled to next month until it can be decided if full time business and proper paper work is completed. Supervisor Seiders seconded the motion. Motion approved.

Fish and Boat Commission Letter – contact received the letter May 20<sup>th</sup> and would take two – three weeks to review. No response yet.

Trash Delinquencies – Thirteen letters were sent. Marcus did four letters. Marcus left a message with Daryl Hurley. Recommend we pay the bill for John Wardle and they can reimburse us when the property is sold. Marcus will send a letter.

New Truck Bids – Ford and Dodge trucks were compared. The Ford is \$73, 814.25. The Dodge is approximately \$3,000 more. The Ford is better and cheaper and we need to replace the Dodge. Chairman Martin made a motion to purchase the Ford F550 with dump bed. Vice Chairman seconded the motion. Motion approved.

#### NEW BUSINESS

Statement of Support for Guard and Reserve – PSATS signed the statement. We have no employees in the guard and reserve. Need to do it to show solidarity. Chairman Martin made a motion to sign. Vice Chairman seconded the motion. Motion approved.

Sheaffer Road Bridge – had a safety deficiency report that was critical. We are going to turn over to John Shambaugh to come up with plan/recommendations to place guard rails.

Budget Workshop – will hold the budget workshop after next month’s supervisor meeting on October 13<sup>th</sup>. Chairman Martin made a motion to have budget workshop on October 13<sup>th</sup>. Vice Chairman Sheaffer seconded the motion. Motion approved.

Cumberland County Historical Society – received a request for a contribution. Will address this at the budget workshop.

#### CORRESPONDENCE

None

#### PROJECT UPDATES

Bought a new generator that is trailer mounted and will run off our tractor PTO system. It is a 25KW for \$3,416.

## SOLICITOR REPORT

The traffic light at 233/11 was cycling too fast. The Sheetz contractor cut the loop wire apparently when they were cutting to put the shoulder in for the store. Marcus said he will keep up on the process.

Truck parking along 233 – contractor for PennDOT has plans for signs. Joe Rudy needs the plans as soon as possible early next week.

Corey Adams update – redistricting proposals for our districts

Mr Cromer – exchange of correspondence with his attorney concerning the chickens. He said the neighbor is feeding them. He doesn't want them killed. If he doesn't pen them up further action will be taken.

## OTHER REPORTS

WCCOG – August meeting was cancelled

Assistant Road Master Report – two small incidents with flooding  
Lines were painted on the bridge on Lebo Road.

Park and Recreation Report – None

Zoning Officer Report –

Stambaugh Property – there was a change. Found another vehicle on Smith Road. The weeds completely covered it. Wife called this time about her husband was trying to clean up, but nothing has changed. Chairman Martin made a motion for Marcus to have a hearing before the Magistrate. File fine plus legal fee plus \$500 per property with each property address to be sited.

McManus Property – got axle for trailer to remove trash. He is trying and we just need to proceed cautiously.

Ridley Property – will be bringing in notarized statement for property rental for horses.

Kornblum Property – needs a storm water management plan.

## APPROVAL OF BILLS LISTING

Supervisor Seiders made a motion to approve the bills listing. Vice Chairman Sheaffer seconded the motion. Motion approved.

## SUPERVISOR'S COMMENT

Supervisor Seiders – none

Vice Chairman Sheaffer – none

Chairman Martin – September 29<sup>th</sup>, Steve Bloom will hold is Town Hall Meeting at Penn Township Municipal Building.

There was a resident comment about a gutter on Pine Road during all of the rain. They said the township guys were out with picks and dug around to open the gutter. The road crew did a great job.

Fred made a comment from Mr Austin that living in this township has been absolutely wonderful.

## ADJOURNMENT

Supervisor Seiders made a motion to adjourn the meeting. Vice Chairman Sheaffer seconded the motion. Meeting adjourned.

Respectfully submitted,

Tina McCommon  
Secretary

Next Meeting October 13, 2011