

PENN TOWNSHIP BOARD OF SUPERVISORS

1301 Centerville Road

Newville, PA 17241

Regular Meeting

October 13, 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

Mr Richard Mains area farmer and member of Cumberland County Farm Bureau was present to state his concern on land preservation. He feels the recreation fee should be used for land preservation. The warehouse is taking up land and the township is not getting anything out of it. Marcus stated the issue was brought up at the WCCOG meeting by Rick Rovegno. State law does not permit this right now.

APPROVAL OF MINUTES AND TREASURER'S REPORT

Vice Chairman Sheaffer made a motion to approve the minutes from the September 8, 2011 meeting. Supervisor Seiders seconded the motion. Motion approved.

Supervisor Seiders made a motion to approve the treasurer's report of September 30, 2011. Vice Chairman Sheaffer seconded the motion. Motion approved.

SUBDIVISION PLANS

The land development plans for the warehouse on Centerville Road were presented. Jim Clymer (Key Development Group), Reid Townsend (Panatonni Development Company, Inc), Brian Reisinger (HRG Engineering) and Charles Suhr (Stevens & Lee) were present for the meeting.

A sketch was presented on September 8, 2011 and application filed on September 19 to the Planning Commission. The planning commission recommended approval based on county comments, storm water management approval, and township engineer approval. Brian stated all comments were received from the county, township engineer and county conservation. There will be a modification to the plan that reduces the impervious coverage. There is a request for approval with conditions of the study of

233/I-81 route trip, approval of the LERTA resolution and the township engineer will need to approve the field changes.

Reid Townsend thanked Penn Township for their support. It has been a very good process of 60 – 90 days from development, lease, and logistics issues to bring a tenant to Penn Township. We are very close to closing deal by November 1st. Seeking approval of final land development and approval of LERTA resolution to save on site work costs.

Marcus stated the changes make flexibility to reducing the impervious coverage possible. Will save money on asphalt and concrete and produce a more green area. Also, hope we have arrived at a site for a water tower to be constructed.

Dan from FPE stated Brian addressed everything John commented on. Liked the small changes and are currently waiting for PNDS approval in the next week or so. Received the bonding figures yesterday and everything looks okay. Dan said he is satisfied with all comments.

Marcus made a motion to approve conditioned on the PNDS results, traffic study of I-81 traffic, permit for ground moving, bonding and deconsolidation. The five waivers accepted at the planning commission meeting. Vice Chairman Sheaffer made a motion to accept waivers as accepted by the planning commission. Supervisor Seiders seconded the motion. Motion approved.

Chairman Martin made a motion to accept the plan as modified with items previously mentioned. Supervisor Seiders seconded the motion. Motion approved.

LERTA Resolution – real estate tax relief. Big Spring School District approved. Marcus has been in touch with the school solicitor and phased in a schedule of taxes. Vice Chairman Sheaffer made a motion to approve the LERTA Resolution. Supervisor Seiders seconded the motion. Motion approved.

When asked if we covered the project as need be, Reid Townsend said, “Yes, thank you.” Foresight is that Key Logistics and Penn Township will bring business and jobs to this area.

UNFINISHED BUSINESS

Centerville School Oil Remediation – In 1992 underground tanks were removed due to leaking. Whether it is a large amount, we do not know. The township has worked with an outside expert, well driller and DEP on this project. We are going to purchase a skimmer. The newsletter will advertise a meeting scheduled for November concerning the remediation.

Fettrow Property – Made the vote at last meeting to clean up the property. Mr Fettrow called Tuesday and said he will clean up the property.

Cornman Property – tabled at this time.

Ledane Property – the taxes were paid on the main property for 2009-2010. The smaller 2010 taxes are still unpaid. The property was saved by the tax sale.

Stambaugh Property – three civil actions were filed for each property identified. The hearings are scheduled for November 22 at 2:30, 2:45, and 3:00 pm. Will need updated photographs of the property. It is up to the codes enforcement whether to be gracious with fines but the properties need to be kept in compliance.

Trash Delinquencies – action needs to be taken. The township will enforce the rates. Secretary will let Marcus know which ones to pursue.

Zoning Amendment changes – Marcus stated now is the time and place for the zoning amendment changes to take place. It is a change to the acreage required for commercial industrial zoning. The change will be from 5 acres to 1 ½ acres with on site sewer. The minimum lot width is 150' at street right of way line with on site sewer. The changes were advertised. Marcus asked if there are any public comments or questions. This change will make it possible for banks, pharmacies, restaurants, etc to look at developing in this area. The investors of 3-T are looking at future development. Supervisor Seiders made a motion to adopt the zoning amendment changes. Vice Chairman Sheaffer seconded the motion. Motion approved.

Septic pumping 2010 – eleven residents did not have septic pumped from 2010. Secretary will have the constable serve letter giving them until the next Board of Supervisors Meeting before the township files against them.

NEW BUSINESS

Liberator Property – Mr Liberator received a permit September 23, 2010 and still has not installed fence. Chairman Martin made a motion to file against him. Vice Chairman Sheaffer seconded the motion. Motion approved.

Nuisance Complaint in Centerville – Ray Blanchard from Verna Street stated his neighbor has a band and plays the music so loud it vibrates the house. The state police have been involved previously. It usually is Sunday afternoons. You cannot watch TV because it is a fully amplified band and all the noise reverberates. The address is 1882 Walnut Bottom Road. Chairman Martin has been present at the two further houses away and can still hear the music. George Rohrs says he can hear the music at his home. He needs to have respect for his neighbors. Will send letter with constable. Mr Blanchard will keep Gary informed.

Station Road – the trucks to the feed mill are using their brake retarder in the residential area. Majority of the trucks are owned by Mr Sensenig. A letter will be delivered by Ken Lloyd, Assistant Zoning Officer.

Sale of Roller and Dodge Pick Up – we replaced our 1976 roller and are in the process of purchasing a new pickup to replace the Dodge. Chairman Martin made a motion to place an advertisement of items in the PSATS monthly magazine. Vice Chairman Sheaffer seconded the motion. Motion approved.

Newsletter – Supervisor Seiders made a motion to approve the October newsletter. Vice Chairman Sheaffer seconded the motion. Motion approved.

Fire Police – Denny McGarry would like to have Leon Kitner at 1121 Centerville Road become a fire police for Penn Township Voluntary Fire Company. Chairman Martin made a motion to approve Mr Kitner for fire police after ninety day probation. Supervisor Seiders seconded the motion. Motion approved.

CORRESPONDENCE

None

PROJECT UPDATES

The township did five miles of tar and chip in September.

SOLICITOR REPORT

The Ott's at 1845 Walnut Bottom Road have not been maintaining their property. They have moved to Newville. Were given ten days to contact or file action. Vice Chairman Sheaffer made a motion to file action if no response is received. Supervisor Seiders seconded the motion. Motion approved.

Daryl Hurley – has not kept up with payment arrangements. He did not return the call to Marcus. Vice Chairman Sheaffer made a motion to file against Mr Hurley. Supervisor Seiders seconded the motion. Motion approved.

OTHER REPORTS

WCCOG – possible prevailing wage law tax changes – giving relief from archaic laws. Steve Bloom is optimistic something will pass.

Assistant Road Master Report – did tar and chipping on Beetem Hollow Road. New guard rail was installed on Beetem Hollow Road. Replaced signs. Place “No Parking” signs on Centerville Road.

Park and Recreation Report – petitioned Fish and Boat Commission to purchase or lease land beside Lebo Road Bridge for a park. It took 4 months to review and came back not interested. We will pursue at a later time. Township will take to Steve Bloom for help pursuing the issue. Fish and Boat said it is not a good fishing area.

There is going to be a fundraiser for Park and Rec. A calendar of local properties is going to be published. The calendar will note township and fire company events.

Zoning Officer Report – Fred was not present. Ken had no comment.

Marcus asked about the one demand authorization that is the survey on energy use. We have the authorization form to complete to see if we can save on energy bills.

APPROVAL OF BILLS LISTING

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

SUPERVISOR'S COMMENT

Supervisor Seiders - Looking at building new salt bins. The migrating salt in the old bins is deteriorating the current building. Chairman Martin stated to get estimates on a 50' x 100' pole barn. Jeff is to get estimates on designs.

Vice Chairman Sheaffer – no comment

Chairman Martin – no comment

Treasurer Sheaffer talked with Colby Windholz about the FDIC coverage for our money at Orrstown. He stated the funds are secure 100% with ACT 72. Marcus thinks it is wise to move some of the funds to another bank. Chairman Martin suggested when the certificates mature to move them. Does not like all the funds in one bank. We can get competitive rates through other banks. We need to do something by January meeting.

EXECUTIVE SESSION

Meeting reconvened with no legal action taking place.

ADJOURNMENT

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

Respectfully submitted,

Tina McCommon
Secretary

Next Meeting November 10, 2011

