

PENN TOWNSHIP BOARD OF SUPERVISORS  
1301 Centerville Road  
Newville, PA 17241  
Tel: 717-486-3104; Fax: 717-486-3522  
Regular Meeting  
March 1, 2012

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

Those present: Chairman Gary Martin, Vice-Chairman Ken Sheaffer, Supervisor Amos Seiders, Solicitor Marcus McKnight, Secretary Vicki Knepp and Treasurer Marty Sheaffer

PUBLIC COMMENT – none

APPROVAL OF MINUTES

Vice-Chairman Sheaffer made the motion to approve the minutes from the February 9, 2012 meeting as amended. Supervisor Seiders seconded the motion. Motion approved.

Supervisor Seiders made the motion to approve the treasurer's report from February 29, 2012. Vice-Chairman Sheaffer seconded the motion. Motion approved.

BREAK FOR EXECUTIVE SESSION - Following Executive Session Solicitor McKnight reported the session was to discuss legal matters; nothing further needs to be done.

BREAK FOR LERTA PUBLIC HEARING – Exemption of Unilever Warehouse from local taxes on a sliding scale for a period of four years. The State Act allows for a ten year period. Present were Atty. Charlie Suhr and Reid Townson representing PAN CAL/Panatonni Development. Exemption will only be on improvements to the property. First year 100% of eligible assessment exempted, second year 90%, third year 75% and fourth year 45%. Starting with the fifth year taxes will be paid in full. Even with the LERTA exemption an additional \$680,000.00 in taxes will be generated for the Township and School District over the next four years. The warehouse will be 1.4 million square feet and bring 650 employees into the Township. Repackaging will be a major function of this warehouse.

Chairman Martin made a motion to enact Ordinance 2012-001 to set the boundaries of the area in accordance with Pennsylvania General Assembly Act No. 76 of 1977. Vice-Chairman Sheaffer seconded the motion. Motion approved.

Vice-Chairman Sheaffer made a motion to approve Resolution 2012-009 to exempt the property from tax on improvements as outlined in the hearing. Chairman Martin seconded the motion. Motion approved.

Developer is to pay the cost of the hearing and advertising.  
Hearing now ended.

## RESUME REGULAR MEETING

### APPROVAL OF SUBDIVISION PLANS–

Unilever Warehouse – Motion was made last meeting to approval plans conditionally. Problems were straightened out. Vice-Chairman Sheaffer made a motion to approve plans. Supervisor Seiders seconded the motion. Motion approved.

Mowery – Subdivision plans were reviewed by Planning Commission with recommendations. Need to have Mowery signatures on plans. Supervisor Seiders made a motion to adopt the plans when clean plans are received with the Mowerys' signatures. Vice-Chairman Sheaffer seconded the motion. Motion approved. Doug Brehm requested an extension. Supervisor Seiders made a motion to grant the extension. Vice-Chairman Sheaffer seconded the motion. Motion approved.

3T F & M Trust –Joe McDowell filed revised plans early this week, changed may to shall in article, put County and lot width on front page. HOP permit meeting will be held on March 2. Vice-Chairman Sheaffer made a motion to waive private street for F & M. Supervisor Seiders seconded the motion. Motion approved. Chairman Martin made a motion to accept the plans contingent upon change of date, HOP and obtaining Mowery signatures. Vice-Chairman Sheaffer seconded the motion. Motion approved.

### UNFINISHED BUSINESS

Centerville School Oil Remediation – Chairman Martin reported no progress since last meeting.

Fettrow Property – Nothing new. Tires are still there. We need to send a letter that they must be cleaned up by April 5. Chairman Martin made a motion that we send a letter to Mr. Fettrow stating that the township will cleanup the tires and excess vehicles from the property and he will be responsible for the costs of labor, equipment, fuel and disposal. Vice-Chairman Sheaffer seconded the motion. Motion approved.

LeDane property – Nothing has changed. The van is there, even though Fred did not see it.

Stambaugh Property – Mr. Stambaugh is calling Fred regularly to keep him updated. Fred and Ken are going to walk all eight properties. Mr. Stambaugh has indicated he wants to move all tires into one of his sheds. Fred said he would fill the barn and still have some left over. Fred believes he wants to put them in the barn so the warehouse people will have to deal with it. What did DEP do?

Liberator Fence Issue – Liberator has made no effort to come in to the Township office to pick up a new permit.

Trash Delinquencies – We need to get the constable involved and authorize to cancel their service by April 1. Vice-Chairman Sheaffer made a motion to have the constable deliver the delinquent letters. Supervisor Seiders seconded the motion. Motion approved.

Septic Pumping 2011 – Letters were sent to the owners of the unpumped properties. Several had been pumped but the information had not been recorded. We plan to send the letters for 2012 by the end of March.

Solicitation Ordinance – Chairman Martin will email the Ordinance to Solicitor McKnight for review. Non-profits will be exempt. Defer advertising until next meeting.

Dodge truck and roller – We have received payment for the bid on the roller from Pine Grove Township, Venango County. We will be re-advertising the dodge and also advertising the man lift.

Corey Chestnut – Mr. Chestnut has not come in for permits.

Twitter and Facebook – Chairman Martin reported Facebook account has been set up. Not much was done with it yet. Has been liked 3 times.

Mailbox Ordinance – Chairman Martin reported it is a work in progress.

Security Cameras – We received two bids: Crime Intervention Alarm for \$6,250.00 plus a \$50.00/month Service Agreement. This includes a DVR and 3 cameras. Is expandable to 32 cameras. Second bid was from our existing security company, Danatech. Their bid was \$3,295.00 for DVR with 3 cameras. Their system is expandable to 28 cameras. Vice-Chairman Sheaffer made a motion to go with Danatech for the security cameras. Chairman Martin seconded the motion. Motion approved.

Lauth Bond Release – Solicitor McKnight reported this has been taken care of except for finding the actual bond.

Verizon Bond Release – Solicitor McKnight reported it also has been taken care of except for finding the actual bond.

Topsoil – Topsoil is \$120.00/truck delivered and \$25.00 a back hoe bucket. Do we want to sell to non-township residents? Vice-Chairman Sheaffer reported that local mulch company charges a delivery charge and he thinks we should too. Chairman Martin made a motion that if a non-Township resident wishes to purchase topsoil we should charge a \$25.00 delivery charge and limit delivery to a 10 mile radius of the Township and delivery is limited to dump truck delivery only. Vice-Chairman Sheaffer seconded the motion. Motion approved. Supervisor Seiders made a motion that we should charge

\$30.00 a load for chips delivered with a 10 mile deliver radius, no charge if they are picked up. Vice-Chairman Sheaffer seconded the motion. Motion approved.

Township Building Sign – Vice-Chairman Sheaffer reported that he was working on a sign for the corner. He made a drawing and took it to Dick Warner’s sign shop in Carlisle. Mr. Warner has done work for the fire company and has always given them a good deal. The sign will be made of composite materials with engraved letters. Mr. Warner gave him a price of \$3,125.00. Vice-Chairman Sheaffer checked with another sign company who told him Mr. Warner is only charging for materials. He would like to make it an Eagle Scout project to build mountain stone pillars on either side of the sign. There is a diagram of the sign on the bulletin board in the lobby. Vice-Chairman Martin made a motion to purchase the sign. Supervisor Seiders seconded the motion. Motion approved.

## NEW BUSINESS

“Free” Newspaper Delivery - The Township has received numerous complaints from Township residents regarding the Sunday Select paper distributed by the Patriot News/Sentinel. Papers are just being thrown into driveways and yards by delivery personnel. At some locations you can see as many as 12 lying around because they are unwanted. The Secretary will write a letter requesting that they be put in available newspaper boxes or not delivered at all.

Bream Property – The property is beyond repair. It is worse than it was 3 – 4 years ago. Conditions are unhealthy. There are three people living there. It should be considered a blighted property.

Health Insurance- Treasurer Sheaffer reported premiums are going up 5% this year. Do we want to keep it as is or look elsewhere? Supervisor Seiders made a motion to keep the Township health insurance as it is. Vice-Chairman Sheaffer seconded the motion. Motion approved.

Vice-Chairman Sheaffer made a motion to remove Tony Sennet on as a member of the road crew. Supervisor Seiders seconded the motion. Motion approved.

CORRESPONDENCE – none

## SOLICITOR REPORT

Solicitor McKnight reported that 798 Mt. Rock Road has 3 special needs residents. He has not sent the letter to DPW regarding their license yet. Vice-Chairman Sheaffer had mentioned our problems to Commissioner Cross. She is not happy that the home is not cooperating with us and was unaware that requirements are not being met.

Bob Kough, Jr. reported that when he and Fred Leeds went to the home to perform the inspection as directed by the Supervisors at the last Board meeting they were not allowed in. The “Boss” would not allow them to inspect the facility. Bob has spoken to four people at DPW, the home has a license from the State. He would like to see a copy of their license and safety inspections under Right-to-Know. Also, the facility is not ADA compliant but they have at least one resident who use a walker. Neighbors are complaining about residents wondering around the neighborhood. Solicitor McKnight said they claims to be exempt from zoning but they will apply for a permit. Solicitor McKnight will request a copy of the home’s contract with Cumberland Count. If their contract does not require an Emergency Plan we should request a new contract.

Cumberland County Planning Commission does not like the Penn Township Ordinance on Alternate Energy and has recommended that it be turned down. Our Ordinance does not conform to the model ordinance. They have recommended that the Township Planning Commission look at their model ordinance again. Our Ordinance was started before County sent their recommendations. It is worth revisiting the Ordinance.

Letters have not yet been sent to the properties on South Side Drive. Solicitor McKnight will take care of it.

Solicitor McKnight inquired if the finances had been diversified as voted on at the February 9, 2012 meeting. Vice-Chairman Sheaffer reported that a Money Market account has been established but they are holding off on the CD. There are municipal available at 2.5 – 3.3%. Because the monies are liquid fuels they must be FDIC. Chairman Martin recommended that we check to see if municipal funds are covered above FDIC amounts.

## OTHER REPORTS

WCCOG – Chairman Martin reported the County Sheriff’s Office will be having a prescription disposal program on April 28 from 10:00 AM to 2:00 PM. One of the drop off sites will be at the South Middleton Township fire station next to Karns.

Park & Recreation – Meetings have been suspended until spring.

### Zoning Officer

McManus Property – Pictures are on the laptop. No progress has been made. Garbage and trash are scattered everywhere. We have done everything but clean it up for him. Chairman Martin made a motion to have Solicitor McKnight send a letter to McManus that he needs to clean up the property by the next Board Meeting, April 5, or we will clean it up and charge him for it. Vice-Chairman Sheaffer seconded the motion. Motion approved.

McLaughlin Property – Mr. McLaughlin was sent a letter telling him he needed to get a permit for the driveway. He has not shown up for the permit yet.

Napoli Fence – They have not applied for the permit yet.

Stambaugh Property – Mr. Stambaugh told Fred Leeds he wants to disassemble and move the silos.

#### APPROVAL OF BILLS LISTING

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

#### SUPERVISORS' COMMENTS – none

Resident Carman Kirkpatrick stated he had questions on the burning ordinance. Chairman Martin explained the ordinance section in question and suggested Mr. Kirkpatrick speak with him after the meeting.

#### ADJOURNMENT

Supervisor Seiders made the motion to adjourn. Vice Chairman Sheaffer seconded the motion. Motion approved. Meeting adjourned.

NEXT MEETING April 5, 2012

Respectfully submitted,

Vicki Knepp  
Secretary