

**PENN TOWNSHIP BOARD OF SUPERVISORS
1301 Centerville Road
Newville, PA 17241
Tel: 717-486-3104 Fax: 717-486-3522
Rezoning Public Hearing
March 4, 2013**

Chairman Martin called the meeting to order at 7:01 and led everyone present in the Pledge of Allegiance.

Those present: Chairman Gary Martin, Vice-Chairman Ken Sheaffer, Supervisor Amos Seiders, Solicitor Marcus McKnight, and Secretary Vicki Knepp. Also present representing Penn Township was Nicole Kline, P.E., PTOE of, McMahan Associates, Inc., traffic engineer.

INTRODUCTIONS

Chairman Martin introduced the Township representatives sitting at the front table.

Chairman Martin explained the public comment process: all speakers need to go to the podium and give their name and address to the court reporter. He also explained that no decision would be made tonight. Each of the six (6) properties will be considered individually. The first four properties to be discussed are corrections to errors in the original zoning.

230 LEEDS ROAD – PARCEL #31-33-19190-023B 0.46 ACRES

This property is owned by Gregory Fisher and is currently zoned Conservation. All other parcels in this section are zoned Agriculture. The Planning Commission has requested that the property be rezoned. Chairman Martin asked Mr. Fisher if he had any objection to rezoning. Mr. Fisher wanted to know if this would change his taxes. He was told no. Mr. Fisher stated he had no objection to the rezoning.

110 SOUTH SIDE DRIVE – PARCEL#31-12-0330-23a 1.27 ACRES

This property is owned by Pete Holmes and currently zoned Conservation. All other parcels in this section are zoned Agriculture and the Planning Commission has requested the property be rezoned. Mr. Holmes was unable to attend. Chairman Martin spoke with Mr. Holmes by phone prior to the hearing and asked if he had any questions or objections. Mr. Holmes told Chairman Martin he did not object to the rezoning.

2 IRISH GAP ROAD – CHARLES AND MARCIA LEEDS 2.62 ACRES

Chairman Martin stated this property is currently zoned Residential, all other parcels in this section are zoned Agriculture and the Planning Commission has requested the change. Marcia Leeds stated that the owners of the property have no objection. John LeBlanc of 100 Leeds Road wanted to know what the reasoning behind

the rezoning was. Chairman Martin stated it was simply to make the parcel conform to the zoning on adjoining parcels.

22 CHURCH ROAD – PARCEL #31-11-0296-026E 4.49 ACRES

This property is owned by Edwin & Alma Reiff and is presently zoned residential. The Board of Supervisors has requested that this property be rezoned to Agriculture. They believe it is a more fitting zoning for the property which is abutted by property zoned Agriculture on two sides. Property Owner Edwin Reiff of 2098 Pine Road stated he had no objection to the change in zoning if it makes it fit in better with neighboring properties. Neighbor Paul Group of 23 Church Road stated that there used to be horses kept on the property without any shelter. Mr. Group stated that he has no problem with the rezoning as long as animals are not left on the property with no shelter.

44 HAIR ROAD – PARCEL # 31-10-622-010 28.25 ACRES

This property is currently zoned Agriculture. The owner, Jeffrey E. Showaker is requesting the property be rezoned Commercial/Industrial. Mr. Showaker stated that he has been working on tractors on the property for 31 years. He is ready to move on. There are currently multiple buildings on the property. He believes that rezoning the property will help him sell it. Scott Meldrum of 42 Hair Road stated that he has to travel through Mr. Showaker's property to get to his property. He stated that Mr. Showaker has been trying to sell his property for two years. He objects to the rezoning of the property unless Mr. Showaker can give details of future use of the property. Solicitor McKnight stated that the Supervisors have a yes/no option on each request. The possibility exists that in the future the Supervisors will create a new commercial zoning category for light commercial use such as hotels, stores, banks and restaurants. This will not happen next week or next month, but the Supervisors will work with the Planning Commission. If a no answer is given to rezoning a property, this does not mean a change could not be done in the future. We are already seeing Sheetz and a bank in the area. The Supervisors are looking forward, not simply embracing the current zoning.

1899 WALNUT BOTTOM ROAD – PARCEL #31-11-0298-019 163 ACRES OF A 237.16 ACRE PARCEL

This property is presently owned by: John M.; Joyce D.; John M., II; and Joel Ickes and is zoned Agriculture. The request for rezoning to Commercial/Industrial has been made by the Ickes family and Industrial Developments International. Joel Ickes represented the family and stated they have no objection to the rezoning. Charles Suhr, attorney for IDI, stated that the request is only for approximately 163 acres of the parcel and IDI has an agreement of sale for the parcel. Discussion and presentations regarding the proposed use of the property were made by Dave Thomas, Vice-President of Development for IDI, who briefly explained who IDI was and what they did; Brian Reisinger of HRG, project manager, who explained what they tentatively proposed to do with the property; Eric Stump of HRG, traffic engineer, explained the preliminary traffic analysis for the I-81 interchange; and Tim Cormany a Certified Planner from Martin & Martin explained the impact on the area.

Chairman Martin opened the floor to public comment; speakers were reminded that if they did not go to the podium they would not be recognized.

Cathy Cornman, 920 Centerville Road – Cathy stated she finds it difficult to believe the vehicle traffic numbers given by Mr. Stump. She also expressed concern about the location of the driveway for the proposed warehouses; it is right across from her house. Mr. Suhr stated that the drawings presented were only conceptual and nothing was final yet. The location of the entrance could very well change, the road could be increased to 3 lanes to create a turning lane but the 5' – 6' shoulders on the sides of the road would remain.

Steve Fosburg, 5 Irish Gap Road – he also finds the traffic numbers unbelievable. He is also concerned about all the truck traffic that will be generated and how it will impact the local Mennonites travel on 233 in their buggies. The shoulders on the road would remain the same width to allow room for the buggies.

Marlene Spangler, 775 Centerville Road – Expressed concerns about the traffic, she stated traffic making left turns onto 81 South have trouble making the left turn and backs the traffic on 233 up. She also stated that during rush hour exiting traffic backs up onto the travel lanes of 81 south. Mr. Stump briefly explained how the existing traffic light at the intersection works, instead of having detectors in the roadway at the stop bars, the sensor are on the other side of the bridge and register passing traffic. If a vehicle is stopped to make a turn for any length of time it no longer triggers the light. The roadway is wide enough there to accommodate a turn lane or traffic detectors could be put at the stop bar. As for the traffic backing up onto 81, there is a sensor on the ramp that is supposed to prevent this. It should be checked, it might be malfunctioning. He stated that plans would also include a second lane on the ramp for left turning traffic. This would help decrease the backup.

Heather Barrick, 2647 Walnut Bottom Road – Expressed concern about traffic and the how it will affect school buses. She stated she wanted to know about intersection safety not just numbers. Eric Stump explained that a more in depth traffic study is not conducted until land development plans are prepared.

Dennis Shoff, 2 Irish Gap Road – Mr. Shoff stated he traveled that road 2 times a day, 3 days a week, he believes that the intersection with I-81 would need to be looked at closer. He also expressed a concern about water supply for the fire department.

Jim Dodrill, 36 Gettle Road – Mr. Dodrill stated that the property adjoined his property and he had concerns about the view, lighting, pollution, etc. He stated that he opposes the construction of warehouses on the property. He believes that his property will be significantly devalued. He also believes that the proposed construction would generate storm water on his land. Brian Reisinger explained that regulations had gotten stricter since the planning and construction of the other warehouses along 233.

Vic Barrick, 2653 Walnut Bottom Road – Mr. Barrick stated he farms the land across Gettle Road from the proposed warehouse. He has had problems with the Unilever warehouse and drainage and is concerned about ground water quality and retention ponds. Mr. Reisinger repeated that DEP will not issue permits. Mr. Barrick stated he was concerned about injected water, who regulates the skimmers and what will go into the ground water. What about traffic studies, how many vehicles travel under 81 today, what will happen after the project. Mr. Stump state the IDI project will account for 25% of the traffic, according to their preliminary analysis at peak hour 379 vehicles of which 90% are going through the intersection.

Clyde Barrick, 2660 Walnut Bottom Road – Mr. Barrick stated that the developers who built on the other side of the road lied and those problems needed to be addressed first. The Solicitor stated those problems are being addressed with owner and this development is under completely different regulations than Key Logistics.

Frank Yost, 355 Bulls Head Road – Mr. Yost, who is not a Township resident, wanted to know if warehouses are in such demand in the area why was land declared distressed and a tax break given for the Unilever warehouse. Nothing has been mentioned about traffic from the Turnpike. Solicitor McKnight stated that was being addressed.

Todd Vogelsong, 239 South Side Drive – Mr. Vogelsong wanted to know if the water tower takes into consideration new warehouses. The Solicitor informed him that Newville would not give anyone more than one EDU. Mr. Vogelsong also expressed concern for the need for more warehouses in the area when there are vacant warehouses in the vicinity of exit 29 in Shippensburg and exit 45 Plainfield.

John Wardle, 60 Shank Road - Mr. Wardle stated he is concerned about air and water quality. What will happen to the aquifer, what about groundwater contaminants draining into the Yellow Breeches. He also expressed a concern for traffic increases and additional strains to fire department resources. He added that he believes the Ickes have a right to do what they want with their land and he is for the warehouse.

Chairman Martin stated that the Supervisors will take all information they received into consideration as well as input from the Township Solicitor, the Township Engineer and the Traffic Engineer in making their decision. He thanked everyone for their participation.

Vice-Chairman Sheaffer made a motion to adjourn. Supervisors Seiders seconded the motion. Motion approved. Meeting adjourned at 9:40.

NEXT MEETING March 14, 2013

Respectfully submitted,

Vicki Knepp
Secretary