

**PENN TOWNSHIP BOARD OF SUPERVISORS**  
**1301 Centerville Road**  
**Newville, PA 17241**  
**Tel: 717-486-3104 Fax: 717-486-3522**  
**Regular Meeting**  
**September 14, 2017**

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

Those present: Chairman Gary Martin, Vice Chairman Ken Sheaffer, Supervisor Albert Shuller, Solicitor Marcus McKnight and Secretary Vicki Knepp.

**BID OPENING**

The Secretary reported that she advertised for bids to provide and place FB 2 Scratch/Leveling Course and Wearing Course for a section of Sheaffer Road and Seavers Road. We received one bid from Wilson Paving. Chairman Martin opened the bid and reported that the amount was \$101,691.00. Vice Chairman Sheaffer made a motion to accept the bid from Wilson Paving contingent upon approval by the Road Master. Supervisor Shuller seconded the motion. Motion approved.

**PUBLIC COMMENT**

None

**APPROVAL OF MINUTES**

The Secretary reported that there was a typo in the minutes that she will correct. Vice Chairman Sheaffer made a motion to approve the minutes from the August 10, 2017 Regular Meeting. Supervisor Shuller seconded the motion. Motion approved.

The Secretary reported that the \$69,000.00 deposit was from the County Grant. Vice Chairman Sheaffer made a motion to approve the August 31, 2017 Treasurer's Report. Supervisor Shuller seconded the motion. Motion approved.

**APPROVAL OF SUBDIVISION PLANS**

VERUS Partners/Mains Property 801 Centerville Road – Charles Suhr was present representing the developer. Mr. Elkins Wetherill was also present. He explained that they had both the Subdivision Plan and the Land Development Plan that the Planning Commission has recommended for approval with conditions. Mr. Suhr stated he drafted proposed conditions for approval which he has forwarded to the Township Solicitor. The Solicitor explained that the Planning Commission had a Special Meeting the previous Monday to discuss the plans with our Traffic Engineer and our Township Engineer. He recommended to the Board of Supervisors that they do not take action on the plans until the Supervisors have had a chance to read all the documents and furnish their comments. He also wants the engineers to have a chance to review the documents and be comfortable with their areas of them. The Township Engineer informed the Solicitor that he is not comfortable with the Supervisors approving the Plan tonight. There

are still issues that he has that have not been worked out. The recommendation is to table the vote until the October 12 Board of Supervisors Meeting and get all the issues worked out prior to that meeting. The Secretary reported that an extension to the timeline was given and will not expire until October 18, 2017.

Mr. Suhr outlined the conditions as he understands them:

Subdivision Plan:

- All comments on the August 9, 2017 Dawood Engineers letter have been met to the satisfaction of the Township

Land Development Plan:

- Satisfy the comments set forth in the August 16 and August 24, 2017 Dawood Engineers letters;
- Regarding access to the property, the following shall apply:
  - The southern driveway is intended to be the primary access point and may be used for cars and trucks as permitted by PennDOT;
  - The northern driveway shall be used only for cars accessing the property, cars and trucks access the Clelan Property, and emergency access to the property. The Developer shall record a joint access easement agreement with the owners of the Clelan property;
  - Within 6 months of tenant occupancy, the Developer will provide a driveway intersection study for both driveways. After Township Traffic Engineer review if it is determined that turning lanes are needed the Developer will design and install the improvements after receipt of PennDOT permits to do so. *Solicitor McKnight recommend that a provision be added to this that "or less if there is a perception by the Township that trucks are using both accesses on a regular basis for the warehouse." Or if we get complaints, such as the Clelans complaining that their driveway is obstructed.*
  - If the Developer or future use of the building desires to use the northern driveway for trucks, a traffic study will be provided to the Township demonstrating that such access is safe and does not affect movements along Centerville Road.
- Upon tenant occupancy payment of .04/sq. ft. of building constructed for a period of 12 years;
- Payment of a contribution of \$300,000.00 to be used by the Township for future roadway improvements;
- Payment of the Recreation Fee of \$82,900.00;
- Finalization of the Development and Financial Security Agreement between the Developer and Township.

The Solicitor stated that his only addition to these conditions would be that if in the future PennDOT and the Federal Government find that improvements to the interchange would require a ramp crossing the front section of the property without a building and possibly align it with Hair Road the land would be available. Mr. Wetherill stated a possible way would be to say that they would not construct anything on that area without coming back to the Township. Mr. Wetherill suggested a "Deed in Lieu" in the future. Mr. Suhr stated he will do a draft of that language.

Chairman Martin asked the status of the landlocked Cornman property. Mr. Wetherill stated that they originally thought it was owned by PennDOT. He was approached after the last

Planning Commission meeting to purchase it, but, they are so far down the road it will not do them any good.

Randy Heishman asked about the house located on the property. He believes that the Township has an opportunity to save the Mains house and he wanted to know if anyone was looking at doing this, possibly moving it. The Secretary reported that the Developer has had a historical study done on the property. That report stated that the house does not qualify as a historical structure. She provided a copy of the report to the Historical Society and they looked at the report and agreed with it. The Solicitor stated you would have to find a place to move it to and people who would be willing to move it. Chairman Martin stated that in order for the Township to be involved the house would have to have a purpose that it would be self sustaining but the Township cannot afford to have the upkeep expense of it.

The Solicitor stated the other issues we have on the property are sound and lighting, they need to comply with our Ordinances and the Traffic Engineer wants the HOP and access needs to be incorporated into the Developer's Agreement.

Vice Chairman Sheaffer made a motion to table both the Subdivision and the Land Development Plans for 801 Centerville Road. Supervisor Shuller seconded the motion. Motion approved.

Ridge Development – Mr. Suhr also represents Ridge Development so the Solicitor requested an update. Mr. Suhr stated that there have been meetings with ARM, HRG as well as Ridge's geotech experts to try to come up with a solution for the injection wells. Hopefully within a month they will have come up with a plan. The Solicitor stated that we have backed out and are just letting the experts work on resolving the issue. Chairman Martin stated that he and Gary Cribbs observed the 1.5 hour meeting with the experts and that a lot of possibilities were discussed. Mr. Suhr stated that there is a form where the Township has to be the HOP applicant. The Solicitor stated the Traffic Engineer has told us not to sign this until the agreement is in place. She is reviewing the agreement. The PennDOT garage is still scheduled to be moved.

## **UNFINISHED BUSINESS**

Trash – The Secretary reported that all but one of the delinquent accounts have paid. The unpaid bill is an abandoned property. The Solicitor asked the Secretary to get the information to his office.

Septic – The Secretary reported that 126 out of 291 are done. That is 46%. There are still two from 2016. The solicitor stated that he has sent those two letters that this is what it will cost them for the legal costs and fees if they do not get it pumped.

Fish Hatchery House – Chairman Martin asked Mr. Heishman if he had been in the house. He had not. Chairman Martin stated that the Supervisors had all toured it and it is in pretty bad shape. He also stated that in order for the Township to do anything with the house there would have to have a plan for the use of the building and financial support of it. Chairman Martin told Mr. Heishman to look at the building and come back to the next meeting.

Route 11 Traffic Signal – The Secretary reported that the State is supposed to be milling the east side of the Centerville Road intersection later in the month. The milling will affect our traffic signal loop so PERCs will have to move the loop and replace it.

Chairman Martin stated that he has picked up the Official Map from County Planning. We have to figure out where we are going to hang it.

2000 Dump Truck – The Secretary stated that the Roadmaster wants to know how we plan on disposing of the 2000 Dump Truck, are we taking it to Shetrans or using Municibid. If we are taking it to Shetrans they have an auction coming up in October and another in December. The Road Master suggested we put in the October auction and if it does not sell we can then put it in December, so we would need to get the truck cleaned up. Chairman Martin made a motion that we sell the 2000 International Dump Truck at Shetrans in October. Vice Chairman Sheaffer seconded the motion. Motion approved.

## **NEW BUSINESS**

Trick or Treat – The Secretary stated that we need to set the date for Trick or Treat. Newville Borough is having theirs on Thursday October 26, 2017 from 6 – 8 and the parade is Monday, October 30. Vice Chairman Sheaffer made a motion to set the Township Trick or Treat date as Thursday, October 26, 2017. Supervisor Shuller seconded the motion. Motion approved.

Budget Workshop – The Secretary stated she discussed a date for the Budget Workshop. We would like to set it for 8:00 October 3, 2017.

Heat Pump Fan – The Secretary said the fan on the heat pump is chirping. She believes it needs serviced.

Chairman Martin stated he got a call from Rodney Rice regarding the acreage on the Stambaugh farm that is enrolled in the Ag Preservation Program. Mr. Rice wants to know if a commercial business could go on those 7 acres. It would have to be an agricultural related business or would require a Zoning Hearing.

Blighted Properties – Chairman Martin reported that Kirk Stoner sent an email regarding blighted properties in the Township. Chairman Martin explained that the County program is developed around tearing down blighted properties and selling the land to pay for the demolition. The blighted properties we have in the Township do not fit the program.

The Secretary reported that she had received an email from County Conservation that afternoon about a program PPL is offering to municipalities “Community Roots Program”. They are offering free trees. She asked the Supervisors if we have anywhere that we can plant trees. We have until October 20 to place an order. She asked Vice Chairman Sheaffer to take a look at the list of available trees and determine if we have a need for any. Chairman Martin suggested that we take a look at the park in Centerville and make a decision next month.

## **CORRESPONDENCE**

None

## **PROJECT UPDATES**

Beetem Hollow Culvert – Chairman Martin reported the project is all but complete. The County would like to have a ceremonial check award at 10:30 on October 3. The County would like as good of a representation as possible and would like to have members of the road crew present. The Solicitor suggested that we notify our State Rep.

## **ZONING CODES ENFORCEMENT**

Tim Knepp reported that he had 2 permit applications, 4 complaints and 2 citations for the month.

## **SOLICITOR REPORT**

FPE Engineering - the Solicitor stated that he received a letter from our Engineer regarding the South Side Drive culvert, but he has requested a second letter from the engineer stating why the South Side Drive culvert is dangerous. Once that is received he will schedule the mediation.

Nolt, 44 Hair Road – The Solicitor is meeting with the Constable on Tuesday to go over what needs to be served.

Stambaugh – Will be served by the Constable.

The Solicitor stated his focus for the next month will be reviewing all the documents for the warehouses.

## **OTHER REPORTS**

COG – Chairman Martin reported that the county electronic recycling in the first two days of operation collected 17,168 lbs. of electronics. Two 911 dispatchers were recognized in assisting in the delivery of both a boy and a girl. County's Household Waste Collection collected 33.73 tons of material in one day. The Chief Clerk resigned. Sandy Moyle is the acting Chief Clerk.

Ag Preservation – They are looking for a new member of the Board. The member must be a developer. They currently have 8 farms that have been appraised and surveyed and waiting on contracts to be signed. They have two other farms that could be included in the process. If those farms are accepted the County would have 1,022 acres preserved this year for a total of \$3.5 million.

Roadmaster – The road crew is almost finished with the Beetem Hollow Road project for this year. They have been mowing and as soon as Beetem Hollow is completed they will do shoulder work again along with working on Seavers and Sheaffer Roads.

Fire Marshal's Report – Tim Knepp reported that there was an incident at 50 Seavers Road. It is still under investigation so the cause is listed as undetermined as of now.

Newsletter – The Secretary reported that the next newsletter is almost ready to go to the printer. She is still waiting on items from two people.

## **APPROVAL OF BILLS LISTING**

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

### **SUPERVISORS' REPORTS**

Supervisor Shuller – Took part in 7 events this month: He went through the Fish Hatchery house; the SALDO/Comprehensive Plan workshop; met with the Roadmaster; Planning Commission Meeting; COG Meeting; Special Planning Commission Meeting; and looked at the culvert on Beetem Hollow Road.

Vice Chairman Sheaffer reported that he attended the Fire Company Meeting, 2 Planning Commission Meetings, Hatchery tour and Boy Scouts and church.

Chairman Martin stated that he attended the tour and meetings also, as well as attended the meeting between ARM meeting for the Ridge Warehouse. Chairman Martin suggested that everyone take a look at the Beetem Hollow Road culvert. Our road crew did an exceptional job on it. We also had assistance from Dickinson and South Newton Township personnel.

### **BREAK FOR EXECUTIVE SESSION**

### **RECONVENE**

The Solicitor stated that no decisions were made in the Executive Session; it was a discussion of legal matters and personnel issues. No action needs to be taken at this time.

Vice Chairman Sheaffer made a motion to adjourn. Supervisor Shuller seconded the motion. Motion approved.

### **NEXT REGULAR MEETING October 12, 2017**

Respectfully submitted,

Vicki Knepp  
Secretary