

North Middleton Township Board of Supervisors January 29, 2009

The workshop meeting of the North Middleton Township Board of Supervisors was held at the Township Municipal Building, 2051 Spring Road, Carlisle PA on January 29, 2009. Chairman Robert Reisinger called the meeting to order at 6:15 p.m. Board members present were Vice Chairman Harry Kelso, Supervisor Richard A. Bucher, Supervisor Robert H. Shearer, Solicitor Mark Allshouse, Manager Deborah A. Ealer, and Recording Secretary Lori A. Coleman. Visitors: see attachment #1.

The Pledge of Allegiance to the American Flag opened the meeting.

5:00 P.M. Supervisor Vacancy Interviews

Chairman Reisinger noted interviews were conducted prior to the meeting in order to fill the supervisor vacancy. Standardized questions were asked to each candidate. Interviews were held with the following candidates: Jeffrey Strickland, Ralph Smith, Howard Swart, Chuck McCreary, Christopher H. Archdeacon, Wesley Salisbury, Rick Hoover, Terry Kimball, Shiraz Ayub, and James E. Hare. Chairman Reisinger announced the board would select a candidate at the end of the workshop meeting.

Subdivision and Land Development

Keystone Arms- Dave Marschka

Dave Marschka noted submitting an application to PennDOT seeking a left hand turn into Keystone Arms from the Harrisburg Pike. As part of the application, Mr. Marschka mentioned a discussion with staff seeking their thoughts on a left hand turn into Keystone Arms from Post Road. He was before the board seeking direction on (1) the left hand turn from Post Road and (2) the Post Road units in reference to changing them from a parking lot parking setting to a garage with a driveway setting on 4 buildings which contain 8 units. First, Sam Lech of TPD referenced the plans where Macarthur Drive comes onto Post Road. He stated it was designed as a right in/right out and left out. They propose to eliminate the median so left turns could enter into the site. A supplemental study was completed which came back good. The only major concern was the backup cue's that come past the site which occurs during the PM peak hour and 20/20 design. Mr. Lech noted the Township Engineer recommended signage prior to the intersection. Mr. Marschka stated they were seeking the left hand turn to make the front commercial lots more appealing from a marketing standpoint. Mr. Marschka added they do have an agreement of sale on one of the lots. Supervisor Kelso referenced the stacking mentioned by Mr. Lech, and inquired if ample space would be available for the left hand turn lane. Mr. Lech indicated warrants were not met according to their analysis for a left hand turn lane. Mr. Lech noted the stacking would occur more from the Post Road/ Harrisburg Pike intersection. He added Macarthur Drive would be open for left hand turns into the site. Supervisor Bucher noted his concern with the signage. Craig Mellot of TPD verified the stacking did not go back to the driveway. He felt the stacking would be infrequent. Supervisor Bucher asked if the stacking was in reference to as it looks today. Mr. Mellot stated they looked at the future conditions in the year 2020. Supervisor Bucher questioned the total percentage built. Mr. Marschka stated about 120 homes were built out of 348. Mr. Lech stated their study was based on the full build out. Supervisor Shearer stated one of the biggest problems at the intersection was the signalization.

He stressed if the signal was changed, it would eliminate some of the stacking. Craig Mellot noted PennDOT sets the priorities and they would look at Rt. 11 first since it was their road. Supervisor Kelso verified this entrance would be used for the residences and the businesses. Mr. Mellot noted it was mainly for the business aspect. Mr. Mellot added they were seeking to modify the western most entrance. Mr. Lech added it would allow for right ins and right outs. Supervisor Bucher verified no left turn out of Sherman Avenue would exist. Mr. Mellot agreed since he felt PennDOT would not allow it.

Mr. Marschka asked what the board would require to pursue the left turn off of Post Road. Mr. Lebo suggested signage be required to indicate the turn. Solicitor Allshouse indicated a revised final would have to be recorded showing the changes. He stressed the improvements should be shown as a revised sheet. Supervisor Bucher questioned if the improvements from the increased traffic should be shown. Mr. Lebo stated it was part of the HOP. The consensus of the board was to go through proper procedures for the requested changes.

Secondly, Brian Engle of Rettew Associates discussed the units just located off Post Road between Macarthur Drive and West Point. The four buildings contain eight units with an actual parking lot. They were proposing to change how the parking is handled. Instead of a common parking lot, each unit would have a garage on the driveway instead of off street parking. Mr. Engle noted the number of units and access points would remain the same. Supervisor Bucher inquired if the fire and police department reviewed the changes. Codes Enforcement Officer Paul Fegley noted it was the first time the change was presented. Supervisor Kelso questioned if the underground storage of water would be impacted. Mr. Engle noted it would not be affected. Mr. Engle pointed out the access point was shrunk. Mr. Engle added they were seeking input from the board. Mr. Lebo referenced his January 26, 2009 memo with his comments. Supervisor Reisinger verified with Solicitor Allshouse that they would have to go through all the regular procedures for the change. Solicitor Allshouse agreed.

Howell preliminary/final subdivision #08.08 Expires 03/08/09

Mr. Fegley noted Grant Marshall was present to represent the plan. He added it was a simple subdivision of which the owner wishes to have Lot 4 be subdivided from Lot 1. Lot 1 will become a residual tract of approximately 60 acres. Lot 4 will be approximately 4 acres. The Planning Commission recommended approval of the waiver request and the plan with conditions. Mr. Lebo referenced his January 19, 2009 memo to the board concerning his comments. The plan was added to next week's agenda.

Spring Road Family Practice LS #08.07 Expires 05/03/09

Mr. Fegley noted the applicant purchased the neighboring lot and adjoined it to the subdivision for the expansion of an existing parking lot. The Planning Commission reviewed the plan on November 4, 2008 and recommended approval of the plan and the four waivers requested. Mr. Fegley added engineering had some concerns with water retention on the property, and a perk test was performed on the property to verify the infiltration. To date, engineering is ok with everything. Mr. Lebo mentioned his January 14, 2009 letter to the board. The plan was added to the agenda for next week.

Bennington- clear site triangle on McClures Gap

Robert Noll was present to represent the plan. Mr. Lebo referenced his January 27, 2009 memo to the board. He noted receipt of a letter from Eric Johnston requesting the Township review and respond to issues concerning vehicular access to McClure's Gap Road via the eastern access road proposed for the development. Mr. Lebo's staff conducted a site visit to observe the proposed access road location at McClure's Gap Road. Mr. Lebo noted if the speed limit is dropped to 35mph, then the site distance could be obtained. He recommended having the developer's engineer petition PennDOT to have the speed limit reduced to 35mph before hitting the bend in the road. Mr. Lebo added if PennDOT ever gives the Township the road, it would already meet their requirements. Mr. Lebo reviewed an area in question on the map with the board. Supervisor Reisinger verified the issue was dependent upon whether or not PennDOT drops the speed limit to 35mph. Mr. Lebo agreed, and stressed having the developer petition PennDOT. Mr. Noll noted Mr. Johnston and he intended to change the name of the development and the streets. He added they have obtained the sewer permit. The only hold up was the HOP. Mr. Lebo noted he would send a letter to Mr. Noll to communicate the changes.

North Middleton Authority**a. December minutes**

Supervisor Reisinger presented the minutes.

b. Manager's Report

Supervisor Reisinger presented the manager's report.

Solicitor

No issues or concerns were presented.

New Business**a. Computer Access**

Ms. Ealer noted previous discussion of giving each supervisor a user name and password in case they wanted to access information at home. Supervisor Reisinger referenced an example of looking up an old ordinance via a portal access. Ms. Ealer noted access to the information could be limited. Ms. Ealer stated the cost to add the access was minimal. The board supported the computer access and the issue was added to next week's agenda.

b. Pictometry

Ms. Ealer noted Pictometry was software used with aerial photography to provide detailed pictures. She stated Cumberland County purchased the software as well as the aerial photograph in 2008 for the county's use, and was now offering it to municipalities at no cost. The caveat to use the software was that the Township would have to purchase a 1 TB USB hard drive. Ms. Ealer noted the cost for the USB hard drive was \$190. The program would provide detailed pictures of the township and county including buildings, roads, driveways, and accessory structures. Ms. Ealer felt it was a wonderful opportunity, and the township would have to enter into an agreement with the county for usage of the software. Supervisor Bucher questioned the difference between the GIS software and Pictometry software. Ms. Ealer noted they had different uses and capabilities. After some discussion, the topic was added to the agenda. Supervisor Bucher questioned how often the software would be updated. Ms. Ealer noted she would research the question.

c. Creek Road Signage –pavement study

Once Rt. 34 is closed over the Conodoguinet Creek to the replace the bridge, Ms. Ealer felt increased traffic would occur on Creek Road. The board had previously discussed having the Township Engineering complete a study. Ms. Ealer referenced Mr. Lebo's letter dated August 28, 2008. The cost of the study would run approximately \$2,000.00 to \$3,000.00. In order to work with PennDOT and install signage, the study should be completed according to Ms. Ealer. She added the cost of the signage would later be added to the RFP. She recommended moving forward with the study. The board agreed to add the issue to the consent agenda.

d. Newsletters

Since the board was looking for ways to further reduce expenses, Ms. Ealer made the suggestion to consider the reduction in newsletters that are sent to the Township residents. In 2008, the township spent \$6658.34 to reproduce and mail 3 newsletters. A way to cut costs would include a change in procedure. Ms. Ealer noted the first 2009 newsletter could be published. In the newsletter would be an article explaining to the residents that in order to save money, the township will be publishing future newsletters on the web page. Should a resident want to continue to receive a printed copy, the resident will notify the township to place their name on a mailing list for future newsletters. The township will also have extra copies on hand at the township office for those that want one. The estimated savings for 2009 would be around \$3179.00 and \$4768.00 for 2010. Supervisor Shearer agreed in cutting expenses, but he felt it was a good way to communicate with the citizens of the township. Supervisor Reisinger noted some residents may not want a copy of the newsletter. Supervisor Bucher mentioned the possibility of going completely paperless. Supervisor Kelso noted some residents do not have email or internet access. The board supported the suggestion and it was added to the consent agenda.

e. Supervisor Appointment

Supervisor Reisinger noted 10 interviews were conducted. Supervisor Bucher wanted to applaud the candidates that were interviewed. Thus, Supervisor Bucher moved to appoint James E. Hare to fill the remaining 2009 supervisor's position, and Supervisor Kelso seconded the motion. The motion carried. Supervisor Reisinger asked Ms. Ealer to notify each candidate of the decision. Supervisor Shearer indicated a vacancy would occur on the Zoning Hearing Board and requested if any of the candidates were interested in filling the position to contact the Township.

Old Business

a. Task List

Ms. Ealer reviewed the new detailed outline of the task list. She discussed a few of the items on the list. Supervisor Kelso asked if the website was going to be completed in house. Ms. Ealer agreed.

b. PSATS article

Supervisor Shearer mentioned the PSATS magazine article concerning EIT tax collection. He asked it be added to the next workshop meeting for discussion.

Executive Session

Supervisor Reisinger noted an executive session would be held following the meeting to discuss a personnel matter and potential litigation issue.

Adjournment

Supervisor Shearer moved to adjourn the workshop meeting of the Board of Supervisors at 7:27 p.m. Supervisor Kelso seconded the motion, and the motion carried.

Respectfully submitted,

Deborah Ealer
Township Secretary

Lori A. Coleman
Recording Secretary