

## MINUTES

### BOARD OF SUPERVISORS REGULAR SESSION

DECEMBER 16, 2009  
6:30 PM

The Silver Spring Township Board of Supervisors met in a regular session on Wednesday, December 16, 2009 at the Township Building, 6475 Carlisle Pike, Mechanicsburg, Pennsylvania.

Chairman LeBlanc called the meeting to order at 6:30 pm and the Pledge of Allegiance to the Flag was given.

Supervisors present: Chairman Jan LeBlanc, Vice-Chairman Mary Lou Pierce-McLain, Supervisor Vince DiFilippo, Supervisor Jackie Eakin, and Supervisor Nancy Konhaus Griffie.

Staff members present: Mr. William S. Cook, Township Manager; Ms. Terri A. Martini, Assistant Township Manager; Mr. Steve A. Stine, Esquire, Township Solicitor; Mr. Bony R. Dawood, PE, Township Engineer; Mr. James R. Sadler, Chief of Police; Ms. Marie Daubert; IT Administrator; Ms. Sue Ellen Adams, Secretary/Treasurer; and Ms. Kathy K. Kramer, Assistant Secretary.

#### Others present:

Nate Spade  
Delores Sunday  
John Rowland  
Jim Snyder  
G. Diener  
Kathi Pifer  
John Madden  
Craven Family  
Patriot News

L. Spenard  
Creedin Sunday  
Dave Lenker  
Gary Lawrence  
Wayne Stevenson  
Marlin Wood  
J. L. Bruner  
Greg Gross

#### PETITIONS AND COMMENTS

Chairman LeBlanc swore in Officer Joseph Craven as a Police Officer for Silver Spring Township.

Supervisor Pierce-McLain presented plaques to Chairman LeBlanc for her 18 years of service and Supervisor Eakin for her 12 years of service to the Township.

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REPORTS

POLICE

Nothing additional.

ENGINEER

No additional report.

TREASURER REPORT

No report this month.

EMERGENCY  
MANAGEMENT  
COUNCIL

Nothing additional.

RECREATION  
ADVISORY COUNCIL

Nothing additional.

APPROVAL OF  
EXPENDITURES

On a Pierce-McLain/Eakin motion, the Board of Supervisors approved the expenditures since November 19, 2009, subject to review by Supervisor DiFilippo of the Dice's Tire expense.

The motion carried.

HILLSIDE FARMS,  
PHASE 5 2006-18F –  
LETTER OF CREDIT  
REDUCTION REQUEST

On an Eakin/Griffie motion, the Board of Supervisors approved a reduction in the Letter of Credit to \$62,916.79 for the Hillside Farms Phase 5, final subdivision plan, 2006-18F.

The motion carried.

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DELTA POINTE, 2006-25F –  
LETTER OF CREDIT  
REDUCTION REQUEST

On an Eakin/Griffie motion, the Board of Supervisors approved a reduction in the Letter of Credit to \$590,044.08 for the Delta Pointe, final subdivision plan, 2006-25F.

The motion carried.

LINK-BELT, LD 2008-5F –  
LETTER OF CREDIT  
REDUCTION REQUEST

On a Pierce-McLain/Griffie motion, the Board of Supervisors approved a reduction in the Letter of Credit to \$54,400.00 for the Link-Belt, final subdivision plan, 2008-5F.

The motion carried.

DANBURY GLEN, 2009-8F –  
IMPROVEMENT  
GUARANTEE  
ESTABLISHMENT  
REQUEST

On an Eakin/Griffie motion, the Board of Supervisors established the Improvement Guarantee of \$745,495.30 for the Danbury Glen, final subdivision plan, 2009-8F, in a form acceptable to the Township Solicitor.

The motion carried.

114 ASSOCIATES, 2008-8F –  
PLANNING MODULE  
REQUEST  
RESOLUTION 2009-28

On a Pierce-McLain/Eakin motion, the Board of Supervisors adopted Resolution 2009-28 revising the Township's Act 537 Waste Water Facility Plan for the 114 Associates, final subdivision plan, 2008-8F.

The motion carried.

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BANKING SECURITY  
LAPTOP PURCHASE  
REQUEST

On a Pierce-McLain/DiFilippo motion, the Board of Supervisors approved purchasing a laptop for online banking at a cost of \$1,433.05 from Freedom Systems and \$250.00 for setup and connection to the Township server by Freedom Systems, from the 2009 Budget.

The motion carried.

2009 BUDGET REVISION  
RESOLUTION 2009-23

On a Pierce-McLain/DiFilippo motion, the Board of Supervisors adopted Resolution 2009-23 amending the 2009 Budget.

The motion carried.

ORDINANCE 17 OF 2009 –  
REPEALING THE  
AMUSEMENT TAX

On an Eakin/DiFilippo motion, the Board of Supervisors adopted Ordinance 17 of 2009 that repealed the Amusement Tax.

The motion carried.

FINAL APPROVAL OF 2010  
BUDGET

Appropriation –  
Resolution 2009-24

On a Pierce-McLain/Griffie motion, the Board of Supervisors adopted Resolution 2009-24, approving the 2010 Budget as tentatively approved on November 11, 2009, revisions to reduce revenues and expenditures for the benefit insurance plan change and funding of \$5,000 for the New Kingstown Streetscape master plan.

The motion carried.

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Tax Levy-  
Resolution 2009-25

On a Pierce-Griffie motion, the Board of Supervisors adopted Resolution 2009-25 establishing the 2010 tax millage rate at .8469 mills for Real Estate Tax and .1871 mills for the Fire Tax.

The motion carried.

WEST SHORE TAX  
BUREAU 2010 BUDGET

Approval of 2010 Budget

On a Griffie-DiFilippo motion, the Board of Supervisors accepted the 2010 Operating Budget, dated September 16, 2009, for the West Shore Tax Bureau.

The motion carried.

Designating the West Shore  
Tax Bureau as Collection  
Agent  
Resolution 2009-26

On a DiFilippo/Pierce-McLain motion, the Board of Supervisors adopted Resolution 2009-26 designating the West Shore Tax Bureau as the agency to collect the 2010 earned income tax and local services tax for Silver Spring Township.

The motion carried.

IMPROVEMENTS  
SPECIFICATION MANUAL

Staff requested that the Board review the Township's Improvements Specification manual for the Board's January 13, 2010 Workshop Meeting.

The Board requested that Mr. Nate Spade and Mr. Dave Lenker each receive a copy also to review.

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#### EMPLOYEE PENSION FUND MANAGEMENT – SELECTION

On a DiFilippo/Griffie motion, the Board of Supervisors appointed Roof Advisory Group, Inc. as the township employee pension fund manager.

The motion carried, with Supervisor Pierce-McLain casting a negative vote.

#### EXONERATION

On a Pierce-McLain/Eakin motion, the Board of Supervisors granted the exoneration from personal tax for the delinquent taxpayer listed on the December 9, 2009 memo from the Secretary/Treasurer.

The motion carried.

#### SUBDIVISION PLANS

#### DENNIS E. & R. NAOMI REHM, 2009-11F

Mr. John Madden, of Madden Engineering Services, Inc., discussed the Dennis E. & R. Naomi Rehm, final subdivision plan with the Board of Supervisors.

On a Pierce-McLain/Griffie motion, the Board of Supervisors approved the Dennis E. & R. Naomi Rehm, final subdivision plan, 2009-11F, with the following comments:

#### SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 2008: (SLDO:)

1. [SLDO:304.06] – All final plans as recorded shall be submitted in electronic format compatible with AutoCAD 2000®.
2. [SLDO:402.01.4 & 403.01] – It appears that the Township reference in the title block is misspelled (i.e., Silver Springs). Please review and revise as appropriate.

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3. [SLDO:402.05.2, 403.06.3 & 613.01] – A Sewer Facilities Plan Revision (planning module or Exemption) is required for adoption by Silver Spring Township and approval by the Department of Environmental Protection. A non-building declaration may be submitted.
4. [SLDO:402.05.10, 403.05 & 610.02] – Provide evidence of PNDI notification and response.
5. [SLDO:403.01] – Prior to recording, the plan must be reduced to 18" x 24" and be legible. Submission of a single proof set for a legibility review prior to recording is required. *The property line descriptions are not legible due to either the weight of the text or overlapping information. Please review and revise as appropriate to improve the legibility of this information.*
6. [SLDO:403.06] – All original seals, signatures, and notarizations shall be provided on each copy of the final plan prior to being recorded. Copies of sealed, signed, and notarized plans will not be permitted for recording. *Please note, the required certifications shall be dated after the last plan revision.*
7. [SLDO:403.07] – All applicable fees shall be paid prior to plan recording.

The motion carried.

### Planning Exemption Request

On a Pierce-McLain/Eakin motion, the Board of Supervisors approved the sanitary sewer planning exemption request for Dennis E. & R. Naomi Rehm final subdivision plan, 2009-11F.

The motion carried.

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#### SKETCH PLANS

WILLIAM C. KOLLAS  
2009-13SKETCH

Mr. Jim Snyder, of Snyder, Secary & Associates, LLC, discussed the William C. Kollas sketch plan, 2009-13Sketch, with the Board of Supervisors who offered the following comments:

#### ZONING ORDINANCE OF 2009 (ZO):

1. [ZO:212.6.4] – Building Separation Setbacks  
For multiple buildings contained on the same lot, there shall be provided a minimum of twenty-five (25') feet between the closest points of such buildings. It appears the minimum building separation setback is not met for the office and the storage building located immediately to the south of the office building.
2. [ZO:212.6.5] – Residential Buffer Strip  
Landscaping and screening are required to be provided within the residential buffer strip.
3. [ZO:212.9] – Screening  
Provide a visual screen along all adjoining lands within a residential zone.
4. [ZO:212.13] – Outdoor Storage and Display  
Outdoor storage areas shall be screened from adjoining roads and properties.
5. [ZO:231] – Floodplain Zone  
All proposed improvements shall comply with this Section of the Zoning Ordinance.
6. [ZO:308.2] – Vehicular Access – Carlisle Pike  
The Zoning Officer will need to determine whether access on Hathaway Drive requires a Conditional Use.
7. [ZO:336.4] – Mini-Warehouses  
External storage areas shall be screened from adjoining residentially zoned land and adjoining roads.

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8. [ZO:336.8] – Prohibited Uses  
The applicant shall adequately demonstrate that all mini-warehouse rental and/or use contracts shall specifically prohibit the uses outlined in Section 336.8 Item Numbers 1 through 5.
9. [ZO:345.1] – Tree Planting  
Provide street trees in accordance with the requirements of this Section.
10. [ZO:345.2] – Tree Planting  
If fifteen (15) or more new off-street parking spaces are proposed on a lot, then an average of one new deciduous shade tree shall be planted for each fifteen (15) new parking spaces. The trees shall be in addition to any other tree-planting requirement.

### SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 2009 (SLDO):

11. [SLDO:304.02] – Emergency Management Council (EMC) review and approval is required.
12. [SLDO:401.f] – Provide the Zoning Ordinance District for all surrounding land.
13. [SLDO:401.h] – All proposed improvements shall be in compliance with the requirements of the Township's Floodplain Zone (FP) Zoning Ordinance, Section 231.
14. [SLDO:401.i] – (a.) Provide type of water supply and sanitary sewage disposal. (b.) Provide a landscape plan that includes street trees, strip and interior landscaping, as well as the landscape screening required by the Zoning and Subdivision Land Development Ordinances.
15. [SLDO:402.05.6 & 403.05] – The Board of Supervisors may want to consider a limited traffic impact report to address access concerns for the proposed lots.
16. [SLDO:402.05.11 & 617] – A Carbonate Assessment Report is required.

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17. [SLDO:602.03] – Appalachian Drive shall be improved to the minimum SLDO requirements for a local street. Additional right-of-way may be required for the proposed signalized intersection of Appalachian Drive and Louis Parkway.
18. [SLDO:602.18.3.a] – The applicant needs to verify that the Highway Occupancy Permit for Hathaway Drive is not impacted by the additional traffic proposed by this project.

#### STORM WATER MANAGEMENT ORDINANCE OF 2009 [SWMO]:

19. [SWMO:303.02] – A Storm Water Management Permit for a Major Land Disturbance and a Storm Water Management Plan will be required.

#### GENERAL COMMENTS:

20. The applicant must prepare and submit a land development plan in accordance with applicable Township Ordinance requirements. A formal land development review will be conducted at that time.
21. What is the status of the proposed revision to the Flood Plain Map?
22. Is there a contribution to the proposed traffic signal at the Carlisle Pike and Appalachian Drive?

#### OTHER PERTINENT BUSINESS

Supervisor Eakin asked Staff if it would be possible to get a “No U-Turn” sign for the Carlisle Pike at Sheetz. Mr. Dawood mentioned that this could be brought up with PennDOT since they are reviewing the traffic study at that intersection for other projects.

Mr. Wayne Stevenson shared his concerns regarding the Carlisle Pike and Hogestown Road intersection turning lanes. Mr. Bony Dawood will discuss this matter with PennDOT in conjunction with traffic study reports.

Supervisor Griffie thanked Chairman LeBlanc and Supervisor Eakin for the years of service they gave the Township.

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Supervisor DiFilippo thanked both Chairman LeBlanc and Supervisor Eakin also for the years of service they gave the Township.

ADJOURNMENT

There being no further business or comments to come before the Board, the meeting was adjourned at 7:37 pm by general consensus.

Recorder: \_\_\_\_\_  
Kathy Kramer

APPROVED: \_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary