

## MINUTES

### BOARD OF SUPERVISORS REGULAR SESSION

**MARCH 24, 2010  
6:30 PM**

The Silver Spring Township Board of Supervisors met in a regular session on Wednesday, March 24, 2010 at the Township Building, 6475 Carlisle Pike, Mechanicsburg, Pennsylvania.

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

Supervisors present: Chairman Vincent T. DiFilippo, Vice-Chairman Nancy Konhaus Griffie, Supervisor Mary Lou Pierce-McLain, Supervisor David R. Lenker, II, and Supervisor Nathan T. Spade.

Staff members present: 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, Acting Chief of Police; and Ms. Kathy K. Kramer, Assistant/Secretary.

Others present:

Karl Miller	L. Spenard
Robert Mukalion, Sr.	Robert Fabry
Brian T. Evans	Joyce & Jerry Booz
Wayne Stevenson	J. Funkhouser
G. Diener	J. Diener
Ron Ferris	John Stoner
Jan LeBlanc	Craig & Susan Donahue
Randy Souders	C. J. Mill
D. & C. Sunday	Marlin Wood
Drew Bobincheck	Kathi Pifer
Jamie Brubaker	Jim Stevens
Charlie Mallios	Jason Brockman
Rob Bowman	Becca Gregg

PETITIONS AND  
COMMENTS

EXECUTIVE SESSION

Chairman DiFilippo announced that an Executive Session was held on Saturday, March 20, 2010 and immediately prior to this meeting to discuss personnel matters.

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### PROPERTY ACQUISITION AND FINANCIAL ANALYSIS UPDATE

Mr. Jason Brockman, of Public Financial Management, presented an outline of the long-range financial planning model of the Property Acquisition and Financial Analysis project.

Mr. Creedin Sunday shared his concerns on the perpetual easement on the property owned by Link-Belt and the requirement of a berm and landscaping screen that is required and depicted on the recorded land development plan. The Board directed the Zoning Officer to visit the site and to make a determination of compliance with the orders of the Zoning Hearing Board.

Mr. John Stoner, of Oak Avenue, expressed his concerns regarding a drainage pipe on a private road. The Board directed the Township Engineer to inspect the site.

Mr. Lionel Spenard complimented the new style of Agenda Notes.

### PUBLIC HEARINGS

### NEDELJKO GUNJAK CU2010-1

Chairman DiFilippo turned the conduct of the public hearing for the Nedeljko Gunjak, CU2010-1, over to the Township Solicitor, Mr. Steve Stine at 7:00 pm.

The hearing was advertised in The Sentinel, on Wednesday, March 3, 2010 and on Wednesday, March 10, 2010.

The hearing was declared closed at 7:21 pm.

A copy of the transcript is made part of these minutes by reference.

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ORDINANCE NO. 2 OF 2010 –  
ZONING ORDINANCE  
AMENDMENT  
REFERENCING ZONING  
HEARING BOARD  
MEMBERSHIP

Chairman DiFilippo turned the conduct of the public hearing for Ordinance No. 2 of 2010 – Zoning Ordinance Amendment Referencing Zoning Hearing Board Membership, over to the Township Solicitor, Mr. Steve Stine at 7:21 pm.

The hearing was advertised in The Sentinel, on Wednesday, March 3, 2010 and on Wednesday, March 10, 2010.

The hearing was declared closed at 7:22 pm.

APPROVAL OF MINUTES  
MARCH 10, 2010

On a Spade/Griffie motion, the Board of Supervisors approved the minutes from the meeting held on March 10, 2010 with corrections.

The motion carried.

REPORTS

POLICE

No additional report.

ENGINEER

No additional report.

TREASURER REPORT

Ms. Kathy Kramer read the Treasurer's report for the month of February 2010 and by agreement the report was filed subject to audit.

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#### EMERGENCY MANAGEMENT COUNCIL

Nothing additional.

#### RECREATION ADVISORY COUNCIL

Nothing additional.

#### APPROVAL OF EXPENDITURES

On a Pierce-McLain/Lenker motion, the Board of Supervisors approved the expenditures since February 24, 2010.

The motion carried.

#### OLD BUSINESS

#### MECHANICSBURG BOROUGH REQUEST FOR SPECIAL FIRE POLICE

On a Pierce-McLain/Lenker motion, the Board of Supervisors approved the request from Mechanicsburg Borough for special fire police on three events.

The motion carried.

#### MODULAR SPACE PROPOSALS

On a Spade/Griffie motion, the Board of Supervisors approved the lease of an 8' x 20' modular unit from Mobile Mini Inc. for a 2-month period, to be extended on a month-to-month basis for a cost of \$220 per month and a set up and removal fee of \$230.00.

The motion carried with Supervisor Lenker casting a negative vote.

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On a Spade/Griffie motion, the Board of Supervisors approved the expenditure of approximately \$25.00 for additional liability coverage for the modular unit for the police department.

The motion carried.

On a Spade/Griffie motion, the Board of Supervisors approved the award of a contract to Brian T. Brenneman for an estimated cost of \$1,867 for establishing electrical service to the modular unit.

The motion carried.

### EMPLOYEE JOB ANALYSIS AND WAGE EVALUATIONS UPDATE

Ms. Terri Martini reported that the proposals will be received, evaluated and presented at the April 14, 2010 Workshop meeting.

### PROPERTY ACQUISITION AND FINANCIAL ANALYSIS UPDATE

Discussed under Petitions and Comments.

### NEW BUSINESS

### NEDELJKO GUNJAK CU2010-1 – DECISION

On a Lenker/Spade motion, the Board of Supervisors approved the Nedeljko Gunjak conditional use application CU2010-1 with the following conditions:

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

1. [ZO:222.4] – Required Public Utilities  
Indicate the type of sanitary sewer and water proposed to serve the use. *Provide a plan note stating in effect that the Existing Metal Building will be provided with public water and public sanitary sewer service prior to occupancy.*

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2. [ZO:222.5] – Lot Area Requirements  
Provide the lot area in accordance with the requirements of this Section. *The Ordinance requires that each use have a minimum lot size of forty-three thousand, five hundred sixty (43,560) square feet. The Zoning Officer shall determine how this requirement affects the current proposal.*
3. [ZO:222.7] – Maximum Lot Coverage  
Provide the lot coverage. *Based on the information provided on the plan, it appears that the maximum allowable lot coverage is currently exceeded.*
4. [ZO:222.8.3] – Minimum Rear Yard Setback  
Provide the minimum rear yard setback in accordance with the requirements of this Section. *Provide a plan note identifying this existing non-conformity.*
5. [ZO:222.8.4] – Building Separation Setbacks  
Show the minimum required building separation setback in accordance with the requirements of this Section.
6. [ZO:222.13 & 302.4] – All dumpsters shall be set back a minimum of twenty-five (25') feet from all lot lines. All trash dumpsters shall be completely enclosed within a masonry or fenced enclosure equipped with a self-latching door or gate. *Provide a plan detail meeting the requirements for an enclosure.*
7. [ZO:442.2] – Heavy Equipment Sales, Service and/or Repair Facilities  
Provide a plan note stating in effect that all service and/or repair activities shall be conducted within a completely enclosed building.
8. [ZO:442.5] – Heavy Equipment Sales, Service and/or Repair Facilities  
Provide a plan note stating in effect that the storage of junked vehicles, boats, machinery, truck, trailers, mobile homes, and heavy equipment vehicles on the property is prohibited.

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9. [ZO:442.7] – Heavy Equipment Sales, Service and/or Repair Facilities  
Provide a plan note that states in effect that all vehicles shall be repaired and removed promptly from the premises.
10. [ZO:701.2] – Zoning Permits  
A Zoning Permit is required.

#### GENERAL COMMENTS:

11. [SLDO:304.02] – Should any modifications to the building be required to accommodate the equipment to be serviced, the applicant shall contact the Building Codes Department for applicable requirements and a building permit.
12. [SLDO:402.02.11] - All non-conforming uses shall be annotated on the plans (e.g., lot area, lot coverage, setbacks).
13. [SLDO:602.18] – Provide truck-turning templates to demonstrate that there is sufficient space available to accommodate the tractor-trailers when accessing the facility.
14. [SLDO:603.02] – All required parking areas for the proposed uses shall be paved in accordance with the current Township SLDO.

#### ADDITIONAL COMMENTS:

15. [SLDO:603.08] – It appears that the minimum aisle width for one-way traffic, adjacent to the angled parking on the south side of the building has not been met, revise accordingly.

The motion carried.

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ORDINANCE NO. 2 OF 2010 –  
ZONING ORDINANCE  
AMENDMENT  
REFERENCING ZONING  
HEARING BOARD  
MEMBERSHIP – DECISION

On a Spade/Griffie motion, the Board of Supervisors adopted Ordinance No. 2 of 2010 amending the Silver Spring Township Zoning Ordinance with regards to Section 600 by increasing the number of members of the Township Zoning Hearing Board from three (3) to five (5) and adjusting the terms of the members accordingly. In addition, Ordinance 2 of 2010 contains a saving clause, repealer, and effective date.

The motion carried.

ORDINANCE NO. 3 OF 2010 –  
BUSINESS ADVISORY  
COUNCIL ORDINANCE  
AMENDMENT

On a Griffie/Spade motion, the Board of Supervisors adopted Ordinance No. 3 of 2010 increasing the number of members of the Township Business Advisory Board from seven (7) to nine (9).

The motion carried.

ORDINANCE NO. 4 OF 2010 –  
RESIDENT PERMIT  
PARKING RESTRICTIONS  
AMENDING ORDINANCE #3  
OF 2000

On a Pierce-McLain/Griffie motion, the Board of Supervisors adopted Ordinance No. 4 of 2010 amending Ordinance 3 of 2000 to remove parking permit restrictions on neighborhood streets and to provide a mechanism for future revisions by way of resolution.

The motion carried.

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MECHANICSBURG SEWER  
AGREEMENT AMENDMENT

Mr. Jim Stevens, Silver Spring Township Authority Manager, discussed the Mechanicsburg Sewer Agreement Amendment with the Board of Supervisors.

On a Lenker/Spade motion, the Board of Supervisors approved an amendment to the existing sewer agreement with Mechanicsburg in accordance with the Authority recommendation.

The motion carried.

APPOINTMENTS

On a Lenker/Spade motion, the Board of Supervisors made the following appointments:

Business Advisory Council (term expires 2010) ....Pat Kuhn  
Business Advisory Council (term expires 2012) ....Wayde Kelly  
Business Advisory Council (term expires 2012) ....Ted Ansel

The motion carried.

On a Spade/Pierce-McLain motion, the Board of Supervisors made the following appointments:

Zoning Hearing Board (term expires 2011).....Rob Walker  
Zoning Hearing Board (term expires 2013).....Don Franklin

The motion carried.

WESTHAFER ESTATES  
2006-6F – RE-APPROVAL  
OF THE AMENDED  
WESTHAFER ESTATES  
FINAL SUBDIVISION PLAN

On a Pierce-McLain/Lenker motion, the Board of Supervisors conditionally re-approved the Westhafer Estates, Final Subdivision Plan, 2006-6F, with the following comments:

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#### ZONING ORDINANCE OF 2003: (ZO)

1. [ZO:204.6] – Provide a plan note stating in effect that in accordance with the Zoning Ordinance definition of a rear yard, Texaco Road shall be the street of address for Lot 23.

#### SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 2003: (SLDO)

2. [SLDO:402.03.2 & 403.03] – The applicant shall provide clarification on the status of the pending J.L. Ruth Final Land Development Plan since that plan is approved conditioned upon this Final Subdivision Plan being withdrawn.
3. [SLDO:304.04] – All conditions of final plan approval as stated in the Township's letter dated June 29, 2006 shall be satisfied prior to plan recording.
4. The applicant agreed to a financial contribution of \$20,000 to be used for the construction/reconstruction of township roads in the vicinity of the project. The sum of \$10,000.00 is due and payable prior to the recording of each phase, respectively for a total sum of \$20,000.00.

The motion carried.

TEAM RAHAL OF  
MECHANICSBURG  
LD2006-1F AND 2006-2F –  
WAIVER REQUESTS

Since representatives of the Team Rahal of Mechanicsburg were not present, on a Pierce-McLain/Spade motion, the Board of Supervisors tabled the Team Rahal of Mechanicsburg, LD2006-1F and 2006-2F waiver requests.

The motion carried.

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MANAGEMENT AND  
OPERATIONAL STUDY  
OF THE POLICE  
DEPARTMENT – EXPAND  
THE SCOPE OF WORK

Staff reported that the consultants did not wish to expand the contract to include participation in personnel matters and therefore this item was withdrawn from the agenda.

ZONING HEARING  
BOARD APPLICATIONS –  
APRIL

Kara Lewis / TNT Fireworks  
Variance 2010 – 1  
(Property located at 6520  
Carlisle Pike (Wal-Mart Store))

The Board did not object to the Kara Lewis/TNT Fireworks variance request to Section 211.2 (Permitted Uses in the C-2 Community Commercial Zone). The applicant seeks approval to install a temporary tent on the Wal-Mart, Inc. property for the sale of fireworks from June 23, 2010 to July 5, 2010.

Steven C. and Patty S. Weber  
Variance 2010 – 2  
(Property located at 1 South  
Locust Lane)

The Board did not comment on the Steven C. & Patty S. Weber Variance Request to Section 204.6 Design Requirements (Maximum Lot Coverage Requirements). The applicant seeks approval, to exceed the maximum lot coverage requirement.

SUBDIVISION PLANS

LOTS 105-113 WALDEN  
2010-2F

Mr. Jamie Brubaker, of Charter Homes, discussed the Lots 105-113 Walden, final subdivision plan, with the Board.

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On a Pierce-McLain/Spade motion, the Board of Supervisors approved the Lots 105-113 Walden, final subdivision plan, 2010-2F, with the following comments:

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

1. [ZO:207.10.1] – Lot Design Standards  
It appears that the minimum lot width for Lot 106 is less than the required minimum of 50 feet (i.e.,  $9.88' + 40.03' = 49.91'$ ).

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

2. [SLDO:304.02] – Emergency Management Council review and approval is required.
3. [SLDO:304.06] – All final plans as recorded shall be submitted in electronic format compatible with AutoCADD 2000®.
4. [SLDO:403.04.1] – Provide the centerline description for all streets (i.e., Line Road, Walden Way, Well Street and Tom's Alley). *It appears that a complete description has not been provided as indicated. For example, there is no description provided for the curve labeled RC32 and there is no label or description provided for the curve along Walden Way in the vicinity of the intersection with Well Street. Please review and revise as appropriate to provide complete information.*
5. [SLDO:403.05] – Elimination of the portion of Short Way located between Tom's Alley and Walden Way also eliminates a portion of the approved storm water management facilities (i.e., three (3) inlets and approximately 130 linear feet of 24-inch HDPE). Provide sufficient detail to demonstrate that storm water runoff in the vicinity of the proposed modifications will be managed in accordance with the Township's Storm Water Management Ordinance and the original plan approval (i.e., Preliminary & Final Phase I Subdivision Plans). *The relocated facilities along with the revised grading shall be shown on the plan. In addition, an easement shall be provided along the relocated pipe run.*

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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.
7. [SLDO:403.07] – All applicable fees shall be paid prior to final plan approval.
8. [SLDO:602.07] – All street addresses are subject to approval by the U.S. Postal Service.

#### ADDITIONAL COMMENTS:

9. The plan should be certified by the surveyor.

The motion carried.

#### LAND DEVELOPMENT PLANS

#### SILVER SPRING FAMILY HEALTH CENTER LD2010-1 SKETCH

Mr. Brian Evans of Evans Engineering, Inc., and Mr. Andrew Williams of A. P. Williams, discussed the Silver Spring Family Health Center sketch plan with the Board of Supervisors.

#### A. Background

1. The purpose of this plan is to combine Lots 2 and 3 of the Waterford Square Subdivision for the construction of a 2-story medical office building consisting of 26,140 square feet and associated site improvements.

#### B. Zoning

2. Off-street parking must be setback a minimum of 20' from Local Road (211.9.1). Currently the plan notes a setback of 19.33' from the public right-of-way.
3. Side yard parking setback must be 15' (211.9.2). Parking setback along Lot 4 appears to be less than 15'. Dimension distance on plan.

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4. A minimum 15' wide landscape strip shall be shown along all property lines (211.13). Show landscape setback on plan. Landscaping requirements shall be reviewed at the time of Land Development Plan submission.
  5. Show mandatory setbacks from Carlisle Pike (303.3).
  6. Tree plantings will be required in accordance with Section 345.
- C. Concept Plan
7. Provide names of all roads on location map (401.C).
- D. General
8. Provide a stormwater management narrative. Report will be required showing that the site meet the requirements of the overall stormwater management for the Waterford Square site along with a Stormwater Management Permit for a major land disturbance (SWMO 303.02).
  9. No curves or bends are permitted in storm pipes (SWMO 0402.12)
  10. A Traffic Impact Study will be required (SLDO 402.05.6).
  11. Plan must be approved by the Silver Spring Township Sewer Authority.
  12. Future Land Development Plans must meet the requirements of applicable Township Ordinances (2009 Ordinances). A preliminary plan is required (SLDO 301.b).
  13. Minimum radius of 30' is required for access drives (SLDO 602.18.3). A radius of 55' is required for larger vehicles.
  14. Adequate lighting will be required if office is to be used at night (SLDO 603.12).
  15. A Carbonate Assessment Report will be required (SLDO 402.02.11).
  16. Show off-street loading space (SLDO 603.18).

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17. The Township's Lot Consolidation Form may be used to combine Lots 2 and 3. Form must be recorded prior to recording Land Development Plan.

TEAM RAHAL OF  
MECHANICSBURG  
LD2006-1F AND 2006-2F –  
WAIVER REQUESTS

On a Lenker/Pierce-McLain motion, the motion to table the Team Rahal of Mechanicsburg, LD2006-1F, and 2006-2F waiver requests was retracted.

Mr. Brian Evans, of Evans Engineering, Inc., discussed the Team Rahal of Mechanicsburg waiver requests with the Board of Supervisors.

On a Spade/Griffie motion, the Board of Supervisors approved the following waiver:

#### WAIVERS:

1. [SLDO:501] – To construct a cul-de-sac as depicted on the recorded plan. The Township Engineer and Solicitor were directed to review street dedication documents and conditions, and establish an amount of the maintenance guarantee.

The motion carried.

On a Lenker/Pierce-McLain motion, the Board of Supervisors deferred the following waiver.

2. [ZO:345.1 & SLDO:611.02] – Team Rahal is requesting that the requirement for the present planting of street trees along the following streets or roads shown on the Land Development Plan be waived presently:
  - Along the south side of Roaring Fork Road from Woods Drive on the east to Hempt Road on the west; and
  - Along the north side of Roaring Fork Road from Lexus Lane to Hempt Road; and

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- Along the entire west side of Lexus Lane; and that the planting of said trees be included in future land development plans abutting the above mentioned streets or roads.

The motion carried.

The following comments must also be addressed:

#### ZONING ORDINANCE OF 2003 (ZO):

1. [ZO:345.1] – Tree Planting  
If any new lot or new principal building is proposed, street trees shall be planted along all lot lines that are adjacent to the street. The applicant is requesting a waiver of this requirement. Because tree planting is a requirement of the Zoning Ordinance, the Zoning Officer shall determine if the requirement may be waived.

#### SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 2003 (SLDO):

2. [SLDO:304.04] – The waiver request shall be included on the cover sheet and completed upon final action by the Board of Supervisors.
3. [SLDO:304.06] – All final plans as recorded shall be submitted in electronic format compatible with AutoCAD 2000®.
4. [SLDO:403.01] – (a.) Prior to recording, the plan must be reduced to 18” x 24” and be legible. Submission of a proof set prior to recording is required. (b.) There are discrepancies and/or omissions in the boundary information provided (e.g., bearings & distances, etc.) between this plan, the deeds of dedication descriptions and the associated Exhibits and the recorded Subdivision Plan. Please review and revise all documentation to eliminate the discrepancies and/or omissions.
5. [SLDO:403.04] – Provide further clarification regarding the purpose of the plan. If the purpose is to provide additional right-of-way, the plan note should clearly reference the additional right-of-way and provide a

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reference to the recorded Subdivision Plan to tie the plans together. Highlight the area of additional right-of-way on the plan view(s). Provide a plan note indicating that the Final Subdivision Plan remains in effect and that the purpose of this plan is to supplement the recorded Final Subdivision Plan.

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.
7. [SLDO:501] – No project shall be considered in compliance with the Subdivision and Land Development Ordinance until all improvements required by the SLDO and/or the approved plan has been installed in accordance with the SLDO and other applicable Township ordinances. The applicants are requesting waivers for the construction and dedication of the temporary cul-de-sac and the submission of a revised Subdivision Plan and/or revised Land Development Plan.
8. [SLDO:502.02] – The applicants are requesting that the improvement security bonds be terminated and refunded and that the amount of the road maintenance bond be determined for posting. Improvement Guarantee Reductions will be processed for the Subdivision and the Land Development projects pending the Board's decision regarding the several waiver requests. It should be noted in accordance with the recorded Final Subdivision Plan and related Improvement Guarantee, there are improvements remaining to be completed on Woods Drive and Hempt Road. Construction of these improvements will necessitate inspections in accordance with the requirements of Section 506.
9. [SLDO:506] – The applicants are requesting the refund of all developers' escrow account balances.

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10. [SLDO:611.02] – Street trees shall be provided along all new road frontages in the Commercial, Office, and Industrial Zoning Districts. The applicant is requesting a waiver of this requirement. Because tree planting is also a requirement of the Zoning Ordinance, the requirement can't be waived, however the developer can provide financial security for the improvement until such time as it is installed.

The motion carried.

### CROSSROADS AT WALDEN LD2010-2F

Mr. Jamie Brubaker, of Charter Homes, discussed the Crossroads at Walden final land development plan, with the Board.

The Board of Supervisors tabled the Crossroads at Walden final land development plan, LD2010-2F. The following comments from the Planning Commissions March 4, 2010 meeting must be addressed:

#### ZONING ORDINANCE OF 2007 (ZO):

1. [ZO:207.05] – Conditional Uses  
The “Inventory of Use” provided on the recorded Phase I Final Subdivision Plan outlines the entitled uses for Lots 129, 130, 131 and 186. The current proposal appears to exceed the specified entitlements for these lots. In addition, there is no entitlement for commercial use on Lot 187 formerly known as Lots 187, 188, and 189. Please review and revise as appropriate. The “Inventory of Use” shall be included on the plan. Provide the proposed use for each of the buildings.
2. [ZO:207.9] – Architectural Consideration  
All applications shall include the preparation of textural and (typical) graphic descriptions by a Commonwealth-registered architect, of proposed architectural features and styles, which shall be presented and analyzed with the criteria outlined in this Section of the Township's Zoning Ordinance. This requested submission shall be in compliance with Condition Number 16 of CU2005-15.

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3. [ZO:207.11.2.E] – Main Street Setting  
Provide the locations of and details for the required lampposts, trash receptacles, benches, shade trees and any other similar amenities.
4. [ZO:207.11.2.I & 313] – Main Street Setting  
Provide a plan note that states in effect that review and approval of this plan does not constitute approval of the outdoor signs. The permitting procedure for review and approval of Outdoor Signs is provided in Zoning Ordinance Sections 207.11.2.I and 313.
5. [ZO:207.11.2.J] – Main Street Setting  
The parking tabulation shall be revised to include two (2) parking spaces for each residential unit, which is not located over a commercial use.
6. [ZO:207.11.2.K] – Main Street Setting  
For each commercial use, one upper-floor apartment with a separate ground level access and one off-street parking space must be provided.
7. [ZO:207.11.2.L] – Main Street Setting  
No business shall comprise more than two thousand (2,000) square feet of gross floor area (excluding the upper-floor apartment). Building N appears to exceed the permitted square footage. Please review and revise as appropriate.
8. [ZO:207.11.2.O] – Main Street Setting  
Provide the required twenty-five (25') feet wide landscape buffer strip at Lot 129.
9. [ZO:207.11.2.P] – Main Street Setting  
Provide the maximum lot coverage permitted (i.e., 90%) and the lot coverage proposed for each of the lots (i.e., Lots 129, 130, and 187) to demonstrate compliance with this Section.
10. [ZO:207.11.2.Q] – Main Street Setting  
Provide on the plan all applicable minimum required setbacks in accordance with the requirements of this Section.

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11. [ZO:207.11.2.T] – Main Street Setting  
Provide the location of the proposed dumpsters to demonstrate compliance with the setback requirement.
12. [ZO:207.11.2.U] – Landscaping  
Provide landscaping in accordance with the requirements of this Section.
13. [ZO:207.11.2.U] – Open Space  
Provide information to demonstrate that the loss of open space resulting from the proposed subdivision does not affect compliance with the requirement that thirty percent (30%) of the total site's net acreage be devoted to open space uses.

### SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 2007 (SLDO):

14. [SLDO:301] – Land developments proposing greater than fifty (50) parking spaces require the submission of a Preliminary Plan application. Subdivision plans creating lots for development must be approved by the Township, prior to the filing of an application for Land Development for a lot. Therefore, two (2) separate plans shall be submitted for review and approval; one for the Subdivision Plan (i.e., Lot Consolidation) and one for the Land Development Plan.
15. [SLDO:304.02] – Emergency Management Council review and approval is required. If applicable, building sprinkler systems are required to have five (5") inch Stortz connections with 22-degree elbows. Also, buildings must be equipped with Knox Box.
16. [SLDO:304.02] – The building designs must meet or exceed the Pennsylvania Universal Construction Code (Pa. UCC) requirements.
17. [SLDO:304.06] – All final plans as recorded shall be submitted in electronic format compatible with AutoCADD 2000®.

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18. [SLDO:402.01.2 & 403.01] – Curve C02 and line L186 located on Sheet 3 of 9 lack descriptions. Curves C02 and C129A lack descriptions on Sheet 4 of 9 and C132 is listed in the Curve Table; however, a C132 did not appear to be labeled on the plan. Please review and revise as appropriate.
19. [SLDO:402.02.6 & 403.02] – Provide the tax map and lot numbers assigned to the parcels to be re-subdivided.
20. [SLDO:402.02.8 & 403.02] – The graphic scale provided on Sheets 3, 4, 5, 6 and 7 appear to be incorrect. Please review and revise as appropriate.
21. [SLDO:402.02.9 & 403.02] – Provide the total acreage for each of the existing parcels to be affected by the proposed subdivision.
22. [SLDO:402.03.4 & 403.03] – Provide existing features within two hundred (200') feet of the subject tract.
23. [SLDO:402.04.4 & 403.04] – Building elevation drawings shall be provided.
24. [SLDO:402.04.5 & 403.04] – Provide all of the information as required by this Section of the Ordinance (e.g., proposed density, lot coverage, building coverage).
25. [SLDO:402.04.6 & 403.04.3] – Easements, which do not follow property lines, shall be located by a centerline metes and bounds description.
26. [SLDO:402.04.7 & 403.04] – Provide the building setback lines on the Subdivision Plan, Sheet 4 of 9.
27. [SLDO:402.04.12 & 403.04] – Provide a plan note indicating when the monument and markers will be set.
28. [SLDO:402.05.2 & 403.06.3] – 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.

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29. [SLDO:402.05.6 & 403.05] – In accordance with the Hogestown Road (S.R. 0114) – Woods Drive (T-585) Intersection Improvement Agreement dated November 19, 2003, and Condition Number 11 of CU2005-15, the applicant shall verify if signal warrants have been met at the intersection due to the safety concerns at this intersection. If signal warrants are met, the applicant shall proceed with the improvements.
30. [SLDO:402.07 & 403.07] – All applicable fees shall be paid prior to final plan approval.
31. [SLDO:403.04.1] – Provide complete description of the centerline and right-of-way line for all existing streets in accordance with the requirements of this Section.
32. [SLDO:403.04.5] – Include information to tie two opposing proposed points, such as building corners, to existing physical features on the site. Each proposed point shall be tied to at least two existing physical features.
33. [SLDO:403.06] – All original seals, signatures, and notarizations shall be provided on each copy of the final plan prior to being recorded.
34. [SLDO:403.06.8] – An Improvement Guarantee in accordance with Article V is required prior to plan recording.
35. [SLDO:403.06.9] – Provide a note on the plans that all construction or modifications of public facilities shall comply with the latest edition of the Township's "Improvement Specifications Manual."
36. [SLDO:403.06.11] – An executed Memorandum of Understanding is required prior to plan recording.
37. [SLDO:403.06.13] – Provide a statement on the plans that states that the development shall be constructed in accordance with the Plan and all applicable ordinances.
38. [SLDO:602.07] – All street addresses are subject to approval by the U.S. Postal Service.

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39. [SLDO:602.10] – Vehicular parking shall be prohibited along the north side of Ellington Road and along the east side of Summer Lane in order to maintain the minimum travel lane widths to accommodate two-way traffic. Please provide a plan note acknowledging the prohibition and indicate proposed sign locations and sign detail.
40. [SLDO:602.12.6] – Clear-sight triangles shall be provided and maintained at all existing and proposed intersections. Provide a general plan note stating to the effect that no building, structure, planting, or other obstruction that would obscure the vision of a motorist shall be permitted within the clear-sight triangle.
41. [SLDO:603.04] – Parking spaces shall be guarded by curbs or other protective devices, so parked vehicles cannot project into the streets, sidewalks, or setback areas.
42. [SLDO:603.07] – Provide a plan note that states in effect that all off-street parking facilities shall conform to both the Americans with Disabilities Act Accessibility Guidelines and the International Building Code requirements for Accessible Parking and Passenger Loading Facilities, in accordance with the Pennsylvania Uniform Construction Code as adopted by the Township.
43. [SLDO:603.10] – Provide all curb radii to demonstrate in accordance with the requirements of this Section.
44. [SLDO:603.12] – Provide a lighting plan in accordance with the latest edition of the Illuminating Engineering Society of North America (IESNA) guidelines. In addition, add a note that states, in effect, that due to vegetation, topography, and other unforeseen circumstances, the site lighting must be reviewed, evaluated, and approved after installation but before the issuance of a Certificate of Occupancy.
45. [SLDO:603.14 & SLDO:611.03] – Interior landscaping shall be provided in parking lots containing twenty-five (25) or more spaces.

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46. [SLDO:603.18] – Provide a schedule of the required and proposed off-street loading spaces. Clarify the location and design of off-street loading areas.
47. [SLDO:604.01.10 & 604.02.6] – Provide a plan note that states to the effect that sidewalks and curb shall conform to the Americans with Disabilities Act Accessibility Guidelines.
48. [SLDO:613.03] – Silver Spring Township Authority approval is required. Provide Authority acknowledgement of sufficient capacity to serve the proposed project.
49. [SLDO:614.02] – Provide notification from the appropriate authority or association of the existing ability to provide water service, approval of the design plans and acceptance of Performance Guarantees shall be submitted.

### STORM WATER MANAGEMENT ORDINANCE OF 2007 (SWMO):

50. [SWMO:303.02] – A Storm Water Management Permit for a Major Land Disturbance is required prior to initiation of earth moving activities.
51. [SWMO:304.01.8] – Provide the Storm Water Management Plan Certification shown in Appendix 3, as well as the seal and signature of the professional responsible for the preparation of the Storm Water Management Report after the last plan revision.
52. [SWMO:304.03.5] – Provide a detail for the proposed storm sewer manholes.
53. [SWMO:304.04.4 & 304.04.7 & 402.17] – (a.) Provide a description of all erosion and sedimentation control measures, temporary as well as permanent, including the staging of land moving activities. (b.) Provide verification of NPDES, DEP or County Conservation District approval for erosion and sedimentation control.
54. [SWMO:402.03] – Provide inlet drainage areas and weighted ‘C’ calculations.

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55. [SWMO 402.09.4] – Please provide calculations showing that the velocity for all facilities carrying storm water will have a minimum of 2-½ ft/sec.
56. [SWMO 402.10] – (a.) Inlets shall be along the curb line. It appears several inlets (e.g., CR-4 & CR-6) are located along the centerline of Bryant Street. Please review and revise as appropriate. (b.) Provide flow depths for a ten (10) year storm frequency with a five (5) minute duration in accordance with the requirements of this Section.
57. [SWMO:402.15.3] – Provide a plan note stating in effect that roof drains will be directed to lawn areas away from residences, into areas that will surface drain to conveyance structures.
58. [SWMO:402.19] – Provide easements for all storm water management facilities not fully located within a public right-of-way.

### GENERAL COMMENTS

59. Based on the number and nature of the comments contained within this letter, we reserve the right to generate additional comments based on subsequent reviews of the Final Subdivision and Land Development Plan.
60. The current plan shall reference the recorded Final Subdivision Plan and all conditions of approval.
61. The plan should be certified by the surveyor
62. The areas of Lot OS-11, Lot 204, and the portion of Nook Alley that are being added to Lot 189 should be noted on Sheet 4.
63. The amount of dwelling units proposed by this submission (74) is much greater than the original submission (25) dated July 17, 2008. The plan should address its impact on density calculations (Zoning, Section 207.10) and required mixture of uses (Section 207.7).

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64. The term “residential flex,” indicated in the table on Sheet 5, should be defined. Could residential flex buildings be developed as a mix of commercial and residential?
65. The residential buildings in Lot 130 do not appear to comply with the townhome requirements as noted in Note 1 on Sheet 1. Townhouses must be setback 15 feet from interior access drives. Required distances between buildings should be 50 feet when facing each other and 30 feet between end walls (Section 207.10).
66. Graphic descriptions of the architectural features of the buildings should be submitted for review. (Section 207.9)
67. The plan must be reduced to 18” x 24” for recording purposes.

The motion carried.

### OTHER PERTINENT BUSINESS

On a Pierce-McLain/Spade motion, the Board of Supervisors referred the Waterford Med Partner, Inc., Z2010-2, Zoning Text Amendment to the Cumberland County Planning Commission and Silver Spring Township Planning Commission for their review and comments and authorized the Township Solicitor to put the amendment in the form of an Ordinance and set April 28, 2010 as the date for the Public Hearing.

The motion carried.

The Board requested that staff notify residents in the area of this Zoning Text Amendment.

### RESOLUTION 2010-8 OVERTIME AND COMPENSATORY TIME

On a Spade/Griffie motion, the Silver Spring Township Board of Supervisors adopted Resolution 2010-8 amending the Silver Spring Township Personnel Policy Manual Under “Overtime and Compensatory Time.” The amendment states that Exempt Employees are not eligible to receive overtime or compensatory time for hours worked in excess of 40 hours in a workweek.

The motion carried.

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Supervisor Griffie asked if the Township could explore options for enforcing the maintenance of rental properties that are owned by absentee landlords.

Supervisor Griffie questioned if staff could solicit proposals for cleaning Township vehicles from Triangle Car Wash and Bobby Rahal Car Wash.

Supervisor Lenker suggested that Township staff explore directing truck maintenance to Township repair shops. Staff will draft a procurement policy to solicit Township businesses in all purchasing activities.

Supervisor DiFilippo questioned the status of the Bella Vista Development signage. Mr. Dawood replied that the request was received by PennDOT and that a response was expected within 30 days.

Supervisor DiFilippo asked that Mr. Dan Wenrich be informed that the drainage grate needs to be repaired at the intersection of Skyline Drive and Lucie Street.

A Brook Meadow resident questioned if the Township or the Home Owners Association is responsible for rental property problems in the Township.

Mr. Wayne Stevenson asked for an update on the Rt. 114/Texaco Road intersection improvement project.

### EXECUTIVE SESSION

The Board recessed to an Executive Session to discuss a personnel matter at 9:33 pm and returned at 10:08 pm.

On a Spade/Griffie motion, the Board of Supervisors placed Mr. William S. Cook, Township Manager on paid Administrative leave until further notice, effective immediately.

The motion carried.

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ADJOURNMENT

There being no further business or comments to come before the Board, the meeting was adjourned at 8:10 pm by general consensus.

Recorder: \_\_\_\_\_  
Kathy K. Kramer

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

\_\_\_\_\_  
Secretary