

MINUTES

BOARD OF SUPERVISORS WORKSHOP SESSION (Rescheduled due to snow)

**FEBRUARY 11, 2010
6:30 PM**

The Silver Spring Township Board of Supervisors met in a rescheduled workshop session on Thursday, February 11, 2010 at the Township Building, 6475 Carlisle Pike, Mechanicsburg, Pennsylvania.

Chairman DiFilippo called the Board of Supervisors meeting to order at 6:30 pm.

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. Bony R. Dawood, PE, Township Engineer; Mr. James R. Sadler, Acting Chief of Police; Ms. Sue Ellen Adams, Secretary/Treasurer; and Ms. Kathy K. Kramer, Assistant Secretary.

Others present:

Rhoda Ioerger	G. Diener
Kathi Pifer	John Diener
Wayne Stevenson	Rob Filson
Jan LeBlanc	Karen Harlacher
Robert Saidis	Dick Norrie
Karen Best	Dave Stine
Scott Pepperman	Kevin Roof
Teresa Eberly	Mark McClintock
Steve Coracuzzi	David Willard
Rich Harrell	

EXECUTIVE SESSION

Chairman DiFilippo announced that an Executive Session was held on Wednesday, February 3, 2010 and immediately prior to this meeting to discuss personnel issues.

PUBLIC PARTICIPATION

Mr. Wayne Stevenson shared his concerns regarding the snow drifts on Hempt Road. Mr. Dick Norrie agreed that the snow drifts were hazardous for two-way traffic.

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APPROVAL OF
MINUTES –
JANUARY 13, 2010 AND
JANUARY 27, 2010

On a Griffie/Spade motion, the Board of Supervisors approved the minutes from the meetings held on January 13, 2010 and January 27, 2010 with one addition from Supervisor Pierce-McLain to the January 13th minutes.

The motion carried.

HUSTON MILL – FRIENDS
OF WILLOW MILL

Ms. Karen Best discussed the progress on the Huston Mill capital campaign. After a lengthy discussion, it was decided that a representative from The Friends of Willow Mill should attend a Recreation Advisory Council meeting, to discuss issues and concerns for the development of the project.

ROOF ADVISORY GROUP

Mr. Kevin Roof, of Roof Advisory Group, discussed the Pension Trustee fees with the Board of Supervisors.

On a Lenker/Spade motion the Board of Supervisors accepted the proposal as outlined by Mr. Roof.

On a Lenker/Spade motion, the motion was retracted.

On a Lenker/Spade motion, the Board of Supervisors accepted Mr. Roof's proposal for the investment of the Township pension plans and accepted a reduced fee schedule for the Trustee of 5 basis points on \$5 million, for a 2 year period at \$2,500 per year.

The motion carried.

STONY RIDGE PARK
PHASE III

Mr. Rich Harrell, of Silver Spring Youth Baseball Association, discussed the history of the Silver Spring Youth Baseball Association with the Board.

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On a Spade/Griffie motion, the Board of Supervisors approved the bidding process for Phase III of Stony Ridge Park.

The motion carried.

RETTEW ADDENDUM
FOR STONY RIDGE PARK
PHASE III

On a Pierce-McLain/Spade motion, the Board of Supervisors approved the Rettew addendum for additional revisions for phase 3 of Stony Ridge Park due to reduced scope of the project.

The motion carried.

EMPLOYEE PENSION
PLANS – ASSET
SMOOTHING
METHOD

Staff requested that this item be removed from the agenda until the February 24, 2010 Board meeting.

HEALTH BENEFIT
EXPENDITURES

On a Spade/Lenker motion, the Board of Supervisors approved the health benefit expenditures for January 2010.

The motion carried.

POLICE CAR PURCHASE

Action was deferred until the February 24, 2010 meeting to allow James Sadler, Acting Chief of Police, to conduct a comparison of features between the Crown Victorian and the Dodge Charger police car purchase.

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ZONING ORDINANCE
AMENDMENT
REFERENCING ZONING
HEARING BOARD
MEMBERSHIP

On a Spade/Griffie motion, the Board of Supervisors authorized the Township Solicitor to prepare the public notice and advertisement and set the Board meeting of March 24, 2010 as the date of the public hearing and to consider adoption of an amendment to the Zoning Ordinance that would increase the membership of the Zoning Hearing Board from three to five members.

The motion carried.

BUSINESS ADVISORY
COUNCIL ORDINANCE
AMENDMENT

On a Pierce-McLain/Griffie motion, the Board of Supervisors authorized the Township Solicitor to prepare the public notice and advertisement and set the Board meeting of March 24, 2010 as the date for consideration of adoption of an ordinance that would increase the Business Advisory Council's membership from seven to nine members.

The motion carried.

GCW PROPERTIES
CONDITIONAL USE
CU2007-3 AND BUILDING
- EXTENSION REQUESTS

Mr. Robert Saidis, of Saidis, Flower & Lindsay and Mr. David Willard, discussed the GCW Properties Conditional Use and Building extension requests with the Board.

On a Pierce-McLain/Lenker motion, the Board of Supervisors granted an extension of the GCW Properties Conditional Use, CU2007-3, to February 14, 2012 and granted an extension of completion of construction to February 14, 2013, subject to the conditions outlined in the Township's February 14, 2008 letter of approval as follows:

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A. Conditional Use

1. The applicant must demonstrate that the proposed use shall be consistent with the purpose and intent of the zoning ordinance (704.2.1).
2. The applicant must demonstrate that the proposed use shall not detract from the use and enjoyment of adjoining or nearby properties (704.2.2).
3. Provide a letter from Sewer Authority stating that public sewer is available (408.4).
4. List the total acreage on the plan in order to verify open space calculations for density requirements (408.6).
5. Verify that adequate public facilities are available to serve the proposed use (e.g., schools, fire, police and ambulance protection, sewer, and other utilities, etc.) (704.2.4).
6. The applicant must demonstrate that the proposed use will not affect a change in the character of the subject property's neighborhood (704.2.3).
7. The applicant must demonstrate that the proposed use will not substantially impair the integrity of the Township's Comprehensive Plan (704.2.7).
8. If proposed development, excavation or construction is located in the floodplain zone; all information specifically required in Section 701.2.2 is to accompany application. (Proposed road is in the floodplain).
9. Letter from the Pennsylvania Historical and Museum Commission states that a "High Probability exists that Archeological Resources may occur within the proposed permit area." Applicant must address this cultural feature (408.5).
10. Delineate wetlands on site, if any (408.5).

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11. Proposed house plans building footprint exceeds allowable footprint based on typical lot detail shown on plan. Provide elevations for proposed townhouses (704.1).
12. Township must determine if proposed open space protects important natural resources as stated by applicant. Proposed street and lots are located in floodplain and woodlands (316.1).

B. General

1. List all zoning requirements on the plan.
2. A Traffic Impact Study will be required with the Subdivision Plan.
3. A Stormwater Management Plan will be required with the Subdivision Plan.
4. Future Subdivision and Land Development Plans must meet requirements of all Township Ordinances. All issues with regards to Subdivision and Land Development Ordinances (e.g. driveways, lighting, landscaping, internal traffic circulation, etc.) will be reviewed at time of land development submittal.
5. What improvements are proposed to Township streets?
6. Lot 60 setbacks are shown in the 100-year floodplain.
7. Project description on Page 1 of narrative should state exact number of units proposed and not use a +/-.
8. Update Conditional Use Application to reflect revised Concept Plan.
9. Ownership and maintenance of common open space must be determined. Does the Township want to accept dedication or will property be owned by a Homeowners Association? Will open

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space area be replanted in a meadow condition, reforested, or used for active recreation?

10. Tree line must be extended to include all sides of the proposed townhouses.
11. Final configuration of intersection Mulberry Drive with Woods Drive must be coordinated with bridge replacement on Woods Drive.

C. Additional Conditions

12. The Woods Drive/Mulberry Drive intersection has been modified based upon input from Mr. Hall and Mr. Rhoades and will be provided by the Developer.
13. The Applicant agrees to adhere to the carbonate assessment Ordinance (Number 7 of 2007).
14. Previous lot 36 has been removed.
15. The Developer will address any additional offsite improvements during the Subdivision process after a traffic study is presented.

The motion carried, with Chairman DiFilippo and Supervisor Spade casting a negative vote.

NEDELKJO GUNAK
CONDITIONAL USE
CU2010-1

On a Pierce-McLain/Spade motion, the Board of Supervisors forwarded the Nedelkjo Gunak conditional use application, CU2010-1 to the Township's Planning Commission for its review and comments and set the hearing date of the Board's March 24, 2010 meeting for consideration of the request.

The motion carried.

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SILVER SPRING
SQUARE II LD2005-9F –
LETTER OF CREDIT
REDUCTION REQUEST

On a Pierce-McLain/Spade motion, the Board of Supervisors approved a reduction in the Letter of Credit to \$1,311,404 for the Silver Spring Square II, final subdivision plan, 2005-9F.

The motion carried.

APPALACHIAN DRIVE
SIGNAGE

On a Pierce-McLain/Lenker motion, the Board of Supervisors authorized the Township Engineer to investigate the appropriate type of Appalachian Trail hiker advisory signs and placement of these signs along Appalachian Drive in the area of the Turnpike bridge prior to the Township Highway Department doing the work.

The motion carried.

BELLA VISTA
DEVELOPMENT
SIGNAGE

On a Spade/Griffie motion, the Board of Supervisors authorized that a request be made of PennDOT to allow for the moving of the left hand Bella Vista entrance sign towards the other entrance to reduce confusion.

The motion carried.

CONSIDERATION OF
COMMERCIAL BUILDING
INSPECTION SERVICES

On a Pierce-McLain/Griffie motion, the Board of Supervisors awarded the commercial building inspection services to Criterium-Yingst Engineers, Inc., at a cost of \$3,560 for the buildings at 4 Flowers Drive, 8 Flowers Drive, and 5 Willow Mill Park Road.

The motion carried.

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FINANCIAL ANALYSIS
PROPOSAL

On a Spade/Griffie motion, the Board of Supervisors accepted the proposal from Public Financial Management, Inc., to perform the financial analysis within 30 days of the acceptance, in an amount not to exceed \$7,400 for professional services and up to \$100 for reimbursable expenses.

The motion carried.

APPOINTMENTS

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

Strategic Planning Commission.....George Weimer
Recreation Advisory Council.....Ed Rigg
New Kingstown Vision.....Open

The motion carried.

LIAISON/PRIORITY
REPORTS

Supervisor Lenker reported that a representative from the Appalachian Trail discussed their views and restrictions at the Conservation and Preservation Committee. The Silver Spring Township Authority did not meet in January due to lack of a quorum.

Supervisor Pierce-McLain reported that the Zoning Hearing Board denied the Stanley J. Fisher property located at 535 Hogestown Road. The applicant was requesting a Special Exception 2010-1 Section 504 (Substitution or Replacement of one nonconforming use with another nonconforming use). It was the intent of the applicant, if granted approval, to operate a furniture repair, restoration and storage/warehouse on this site. She also reported that Mr. Ted Ansel, of Silver Spring Golf Course, discussed the July 23rd golf outing to benefit the ambulance and the two fire companies with the Emergency Management Council. Hampden Cleaners is now giving a discount for the cleaning of the Fireman's uniforms.

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Supervisor Griffie reported that the Business Advisory Council discussed distributing welcome packets for new businesses and also discussed its golf tournament. Mr. Chad Mullen is printing fundraising decals for display in business windows supporting the Silver Spring Township BAC. She also reported that the New Kingstown Vision is looking for fundraising ideas to cover the money lost from the Grant for the streetscape proposal plan.

Supervisor Spade reported that the Recreation Advisory Council discussed the Stony Ridge project and interviewed Ed Rigg to fill a vacancy on the Council. He reported that the Planning Commission recommended approval of the Mulberry Court subdivision plan, a Planning Module for the Brian Brenneman subdivision, the Zoning Ordinance Amendment for increasing the Zoning Hearing Board from three to five members, discussed a Zoning Ordinance Text Amendment for a commercial daycare recommending that a 25' setback be included for the outside play areas and forwarded the GCW Properties Conditional Use and Building Extension Request to the Board of Supervisors with no recommendation.

Supervisor DiFilippo reported that the Veterans Memorial Committee discussed a golf fundraiser, a joint fundraising event with Appalachian Harley Davidson, and the VETS are also going to be attending the Business Advisory Council seeking assistance with additional fundraising projects.

MANAGER'S REPORT

Ms. Terri Martini, reporting for Mr. William Cook, gave the following Manager's Report:

The Highway Department did an excellent job during the snow storms. Supervisor Pierce-McLain commented on the good job that the volunteer fire companies and Jim Hall did in addressing issues associated with the closing of major state roads due to the snow storms.

OTHER PERTINENT BUSINESS

Supervisor Griffie questioned the Board concerning reimbursing the Business Advisory Council for joining the Mechanicsburg Chamber of Commerce.

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On a Griffie/Pierce-McLain motion, the Board of Supervisors authorized payment of \$100, from the General Fund, for the Business Advisory Council (BAC) to join the Mechanicsburg Chamber of Commerce to be reimbursed by the BAC when they become solvent.

The motion carried.

The snow plowing concerns in cul-de-sacs was discussed. It was suggested that the Township could pass an ordinance to make a number of roads in the Township dedicated as snow emergency routes.

It was questioned why a request for payment was not made to Huston Mills on their loan to the Township. It was suggested that staff request a monthly report from The Friends of Willow Mill to be presented to the Board of Supervisors and that the loan repayment be added to the February 24th agenda.

Supervisor DiFilippo confirmed that Mr. John Gonzales will be attending the February 18th executive session meeting and asked for an update on the Employee Job Analysis and Wage Evaluations. Ms. Terri Martini replied that the quotes are delayed due to a PA Online merger with another company and that the quotes were expected in March.

Supervisor Lenker asked for an update on the drainage issues at 2 South Road. Mr. Bony Dawood explained that the road pavement could have caused a slight increase in drainage and is looking into options for correction of the issue.

EXECUTIVE SESSION

Supervisor DiFilippo announced that the Executive Session scheduled for this night has been cancelled.

ADJOURNMENT

There being no further business or comments to come before the Board, the meeting was adjourned at 9:12 pm on a Pierce-McLain/Lenker motion.

The motion carried.

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Recorder: _____
Kathy K. Kramer

APPROVED: _____
Chairman

Assistant Secretary