

AGENDA

BOARD OF SUPERVISORS
WORKSHOP MEETING

DECEMBER 8, 2010
6:30 PM

THIS MEETING IS BEING RECORDED

As a courtesy to others in attendance, please turn off cellular phones and pagers during the meeting

- 5:45 pm Executive Session
1. Public Participation
 2. Public Hearing
 - 1.) SAV, Ltd. CU2010-4
 3. Strategic Planning Committee Presentation
 4. Approval of Minutes – November 10, 2010 and November 17, 2010
 5. Health Benefit Expenditures – November 2010
 6. SAV, Ltd. CU2010-4 – Decision
 7. Blighted Properties
 - a. 535 Hogestown Road
 - b. 39 Green Hill Road
 8. Crossroads at Walden LD2010-2F
 - a. Conditional Uses
 - b. Landscape Buffer
 - c. Setbacks
 - d. Dumpster Location
 - e. Building Setbacks
 9. 114 Associates – Highway Occupancy Report
 - a. Concept Plan Alternative 5
 - b. Storm Water Drainage Highway Occupancy Permit and Maintenance Agreement
 - c. Traffic Signal Permit
 10. Voter Precincts – Resolution 2010-22
 11. Employee Transition Plan – Building, Zoning & Codes
 12. Zoning Hearing Board Applications – December
 13. Manager's Report
 14. Other Pertinent Business
 15. Adjournment

**Public comments will be limited to ten (10) minutes initially
per individual Resolution 97-4 adopted January 6, 1997.**

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The Silver Spring Township Board of Supervisors met in a workshop session on Wednesday, December 8, 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: Mr. Samuel D. Monticello, Township Manager; Ms. Terri A. Martini, Assistant Township Manager; Mr. Bony R. Dawood, PE, Township Engineer; and Ms. Kathy K. Kramer, Secretary.

Others present:

| | |
|--------------------|-------------------|
| Andrew Hayter | Blanche Thomas |
| Brian Evans | C. Courtney |
| Dan Sunderland | Earl Brackbill |
| Fred Souders | Greg Hohel |
| J. & G. Diener | J. L. Brunner |
| Jamie Brubaker | Jan LeBlanc |
| John Murphy | Joyce Stine |
| Kathi Pifer | Keith Bailey |
| Kurt Williams | Laura Conrad |
| Lionel Spenard | Mel Israeloff |
| Melinda Bailey | Muriel Bronakoski |
| Richard Bronakoski | Robert Joyce |
| Ron Clites | Ron Ferris |
| Stephanie Clites | Stephanie Weaver |
| Tom Thompson | Trish Leib |

Chairman DiFilippo announced that an Executive Session was held immediately prior to this meeting to discuss personnel issues. He also announced that the Board of Supervisor's Regular Meeting will be held on December 15, 2010; the Reorganization Meeting will be held on January 3, 2011; no January Workshop Meeting; and the Regular Board Meeting will be held on January 26, 2011.

PUBLIC PARTICIPATION

None.

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PUBLIC HEARING

SAV, LTD CU2010-4

Chairman DiFilippo turned the conduct of the public hearing for the SAV, Ltd. Conditional Use CU2010-4, over to the Assistant Township Manager, Ms. Terri Martini, at 6:33 pm.

The hearing was advertised in the Sentinel on Wednesday, November 10, 2010 and on Wednesday, November 17, 2010.

The hearing was declared closed at 6:57 pm.

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

STRATEGIC PLANNING COMMITTEE PRESENTATION

Chairman John Diener, of the Strategic Planning Committee presented a power point program with regard to a SWOT (Strength-Weaknesses-Opportunities-Threats) analysis.

APPROVAL OF MINUTES

NOVEMBER 10, 2010 AND
NOVEMBER 17, 2010

On a Pierce-McLain/Spade motion, the Board of Supervisors approved the minutes from the meetings held on November 10, 2010 and November 17, 2010.

The motion carried.

HEALTH BENEFIT EXPENDITURES

On a Pierce-McLain/Lenker motion, the Board of Supervisors approved the health benefit expenditures for November 2010.

The motion carried.

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SAV, LTD CU2010-4 -- DECISION

On a Lenker/Spade motion, the Board of Supervisors approved the SAV, Ltd. conditional use application, CU2010-4, with the following comments:

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 2009 (SLDO):

1. [SLDO:402.04.6] – It appears the proposed access is intended as a joint access drive to service both lots, which are presently under common ownership. A plan note and/or easement shall be provided to accommodate future lot ownership by separate entities.
2. [SLDO:402.05.4] – Provide information regarding storm water management in accordance with the Township's letter dated May 14, 2009.
3. [SLDO:402.05.6] – Based on our review of the Transportation Impact Study, prepared by Grove Miller Engineering, Inc., dated September 30, 2010, we offer the following comments for your consideration:
 - a. Revise Table 1 to show an overall LOS E for the 2016 build scenario at the Roaring Fork Road/Sun Motors Drive and Woods Drive intersection.
 - b. Include supporting documentation for the expected land uses for the undeveloped lots shown on the conditional use plan and a narrative/description regarding the number of proposed employees.
4. [SLDO:602.18.3.a] – Provide copies of Highway Occupancy Permits (HOP). The HOP Plan should address the following:
 - a. [SLDO:602.18.1] – Provide the vertical alignment of the proposed access drive in accordance with the requirements of this Section.
 - b. [SLDO:602.18.3.h] – Provide a clear-sight triangle for the proposed access in accordance with the requirements of this Section.

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- c. [SLDO:602.18.6] – Provide proposed paving section.
5. [SLDO:602.18.5] – Provide information on the plan regarding signage prohibiting parking along the proposed access drive.
6. Provide information to demonstrate that the maximum deterrence for unauthorized movements will be provided. The applicant shall work with PennDOT and Silver Spring Township to achieve this design.

The motion carried.

BLIGHTED PROPERTIES

535 HOGESTOWN ROAD

On a Pierce-McLain/Spade motion, the Board of Supervisors authorized that the Stanley Fisher property at 535 Hogestown Road be referred to the Cumberland County Blighted Property Program.

The motion carried.

39 GREEN HILL ROAD

On a Pierce-McLain/Spade motion, the Board of Supervisors authorized that the Fred Deitch property at 39 Green Hill Road be referred to the Cumberland County Blighted Property Program with a request that County staff refer the owner to any available financial resources that may facilitate a timely cleanup of the property in order to avoid condemnation.

The motion carried.

CROSSROADS AT WALDEN LD2010-2F

On a Spade/Pierce-McLain motion, the Board of Supervisors approved specific zoning variances for the Crossroads at Walden, final land development plan, LD2010-2F, with the following comments:

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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.

The Board approved the uses and density as depicted in the approved land development plan, LD2010-2F. The “Inventory of Use” shall be included on the plan. Provide the proposed use for each of the buildings.

2. [ZO:207.11.2.O] – Main Street Setting
Provide the required twenty-five (25’) feet wide landscape buffer strip at Lot 129. Provide the required twenty-five (25’) feet wide landscape buffer strip between Lot 187 and Lot 204.

The Board approved a waiver of the 25’ wide landscape buffer strip contingent upon the developer submitting modified plans depicting a landscape buffer strip to separate the Village from single-family townhomes and parking areas to the satisfaction of the Township.

3. [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. It appears that the minimum required off-street parking setback is not provided on Lot 187.

The Board approved a waiver of the required setbacks subject to the modification and submission of revised plans depicting the measurements of the setbacks and a landscape buffer strip in the setback areas.

4. [ZO:207.11.2.T] – Main Street Setting
Provide the location of the proposed dumpsters to demonstrate compliance with the setback requirement. The proposed locations do not meet required setbacks for dumpsters.

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The Board approved a waiver of the setback requirements subject to the submission of a modified plan depicting the design details for screening the dumpsters from Woods Drive and residences to the satisfaction of the Township.

5. [SLDO:301] – 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. The Final Subdivision Plan for Lots 129, 130 and 187 must be recorded prior to the Final Land Development Plan being recorded. Applicant has acknowledged.
6. [SLDO:304.06] – All final plans as recorded shall be submitted in electronic format compatible with AutoCADD 2000®. Applicant has acknowledged.
7. [SLDO:402.02.6 & 403.02] – Provide the tax map and lot numbers assigned to the new parcels (i.e., proposed Lots 129, 130, 187). It appears that the tax parcels indicated for these lots on Sheet 1 may be incorrect as the Final Subdivision Plan creating Lots 129, 130 and 187 has not yet been recorded. Applicant's response indicates that the new tax parcel numbers will be provided after the Subdivision Plan for Lots 129, 130 and 187 is recorded.
8. [SLDO:402.07 & 403.07] – All applicable fees shall be paid prior to final plan approval. Applicant has acknowledged.
9. [SLDO:403.06] – All original seals, signatures, and notarizations shall be provided on each copy of the final plan prior to being recorded. Applicant has acknowledged.
10. [SLDO:403.06.8] – An Improvement Guarantee in accordance with Article V is required prior to plan recording. An Improvement Guarantee is required for all improvements required by the Township's Ordinances (e.g., parking lots, sidewalks, storm sewer, streets, etc.)
11. [SLDO:403.06.11] – An executed Memorandum of Understanding is required prior to plan recording. Applicant has acknowledged.

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12. [SLDO:602.07] – All street addresses are subject to approval by the U.S. Postal Service. Applicant has acknowledged.
13. [SWMO:303.02] – A Storm Water Management Permit for a Major Land Disturbance is required prior to initiation of earth moving activities. Applicant has acknowledged.

The motion carried.

114 ASSOCIATES – HIGHWAY OCCUPANCY REPORT

Mr. John Murphy, of Alpha Consulting, discussed the 114 Associates Highway Occupancy Report with the Board of Supervisors.

CONCEPT PLAN ALTERNATIVE 5

On a Spade/Lenker motion, the Board of Supervisors approved the Concept Plan – Village Road and Cedar Road (Alternative 5) and authorized staff to sign and submit the Highway Occupancy Permit Plan.

The motion carried.

STORM WATER DRAINAGE HIGHWAY OCCUPANCY PERMIT AND MAINTENANCE AGREEMENT

On a Pierce-McLain/Lenker motion, the Board of Supervisors approved the Storm Water Management and Maintenance Agreement with 114 Associates and to accept the establishment of an escrow account to remain funded in the amount of \$15,000 for maintenance of the system.

The motion carried.

On a Spade/Lenker motion, the Board of Supervisors authorized the execution and submission of the Drainage Highway Occupancy Permit #275632 and the establishment of a \$15,000 maintenance escrow account and an improvement guarantee associated with the Highway

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Occupancy Permit plans and permit applications.

The motion carried.

TRAFFIC SIGNAL PERMIT

On a Lenker/Griffie motion, the Board of Supervisors approved the plans and authorized staff to sign and submit the traffic signal permit for 114 Associates.

The motion carried.

VOTER PRECINCTS – RESOLUTION 2010-22

On a Spade/Griffie motion, the Board of Supervisors adopted Resolution 2010-22 authorizing the submission of a petition to expand the number of voting precincts.

The motion carried.

EMPLOYEE TRANSITION PLAN – BUILDING, ZONING & CODES

On a Pierce-McLain/Griffie motion, the Board of Supervisors approved the Employee Transition Plan – Building, Zoning & Codes.

The motion carried.

On a Spade/Griffie motion, the Board of Supervisors approved the job description entitled, Zoning Officer.

The motion carried.

On a Spade/Griffie motion, the Board of Supervisors approved the job description entitled, Director of Building and Zoning Codes.

The motion carried.

On a Pierce-McLain/Lenker motion, the Board of Supervisors approved the hiring of a Building Inspector in accordance with the applicable job description.

The motion carried.

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ZONING HEARING BOARD APPLICATIONS – DECEMBER

Lisa & Joseph Thompson
Variance 2010-11

The Board did not comment on Lisa and Joseph Thompson's variance request to Section 301.1 (Fences and Walls) in the R-1 Residential Zone. The applicants seek approval to exceed the height of the wall and fence, which are located within the front yard.

Lawrence Associates, Inc.
Variance 2010-12

The Board did not object to the Lawrence Associates variance request to Section 313.3 (Permanent Sign Requirements) in the C-3 Highway Commercial Zone. The applicant seeks approval to install additional signs that will exceed the maximum permitted number of signs and maximum permitted sign area.

MANAGER'S REPORT

Mr. Sam Monticello gave the following Manager's Report:

He commended the Board for adopting the Employee Transition Plan – Building, Zoning & Codes.

The 2011 Budget will be finalized and ready for final adoption at the December 15, 2010 meeting.

Citations were filed against Associated Products on November 15, 2010, for violations under the regulating property maintenance ordinance. The hearing will be held on December 21, 2010.

OTHER PERTINENT BUSINESS

Supervisor Lenker mentioned that it has been almost one year since serving on the Board. Supervisor Spade agreed and said it has been a very interesting year.

Chairman DiFilippo questioned Mr. Bony Dawood on the Westfield solution. Mr. Dawood replied that solutions on mitigating

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storm water drainage problems were given to the Westfield's Home Owners Association.

Ms. Kathi Pifer of New Kingstown Vision, thanked the Board for their consideration of the New Kingstown warehouses.

ADJOURNMENT

There being no further business or comments to come before the Board, the meeting was adjourned at 8:10 pm on a Lenker/Spade motion.

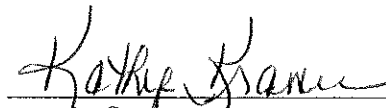
The motion carried.

Recorder:


Kathy K. Kramer

APPROVED:


Chairman


Secretary