

MINUTES

SUSQUEHANNA TOWNSHIP BOARD OF COMMISSIONERS

WORKSHOP MEETING MARCH 22, 2018

WORKSHOP MEETING

President LYNCH called to order the Workshop Meeting of the Susquehanna Township Board of Commissioners on Thursday, March 22, 2018 at 6:50 P.M. at the Municipal Building, 1900 Linglestown Road, Harrisburg, PA. All Commissioners were present.

President LYNCH stated an Executive Session Meeting was held at 6:00 P.M. to discuss matters permitted by law.

ROLL CALL: COMMISSIONERS

Jody Rebarchak
Gary Rothrock
Mona Johnson
Frank Lynch
Tom Pyne
Sean Sanderson
Fred Engle
Justin Fleming
Steven Napper

TOWNSHIP PERSONNEL:

David W. Kratzer, Jr. – Township Manager
Mark G. Wendaaur, Solicitor
Robert C. Grubic, P.E.
Betsy Logan – Community & Economic Development Director
Jill Lovett – Finance Director
Robert Martin – Public Safety Director
Jonniene Urban – Administrative Assistant

OTHERS IN ATTENDANCE: Melvin T. Johnson, Jeremy Brown, Ralph Vartan, Nicole Conway, David Tshudy, Catherine Prince, Bill Schnoor, Dan McDowell, Bob Brecker, Wayne Masoner, Matt Andersen, Ryan Hostetter and Raj Moola.

PLEDGE OF ALLEGIANCE:

Pledge of Allegiance was led by Commissioner REBARCHAK followed by a moment of silence.

PUBLIC COMMENT:

Melvin T. Johnson of 2428 Garrison Avenue expressed his concerns about his property value along with his neighbors who live in the Belle Nance Farms area of the Township regarding the Susquehanna Union Green project at the corner of Linglestown Road and Progress Avenue.

Mr. Johnson stated he and many of his neighbors are still on well water and he wants safeguards put in place that there will be no problem with his well and the wells of his neighbors from the Susquehanna Union Green development.

Presentation – Dunne Manning Stores, LLC

Bob Brecker presented to the Board the request for a liquor license transfer for the Uni-Mart at the corner of Linglestown Road and Front Street for the sale of beer on the premises.

Mr. Brecker remarked the company plans on investing \$700,000.00 to remodel the store, install new gas pumps, new restrooms and new signage to the property.

Mr. Brecker explained the restaurant has 30 seats which include 7 four seat booths and 1 two seat booth plus the property has 22 parking spots along the side of the property, 9 spots in the front of the Uni-Mart, 6 spots in the rear for employee parking, 12 spots at the gas pumps and 16 spots in front of and around the side of the restaurant for a total of 65 parking spots on the premises.

Mr. Brecker commented the convenience store will have 4 refrigerated glass door cases for beer which will be locked from 2:00 A.M. to 7:00 A.M. even though the store is open 24/7 and there will be one cash register strictly for the sale of beer and one cash register for store merchandise.

President LYNCH thanked Mr. Brecker for his detailed summary for the liquor license transfer.

Project Briefing – Susquehanna Union Green

Ralph Vartan, CEO of the Vartan Group introduced to the Board the members of his team heading up the Susquehanna Union Green project, which is proposed to be built in multiple phases.

Mr. Vartan briefed the Board on the Preliminary Subdivision and Land Development Plan for developing the 58-acres located at the corner of Linglestown Road and Progress Avenue.

Mr. Vartan commented the Plan will be a Traditional Neighborhood Development (TND) that will consist of retail and commercial buildings, restaurants and a hotel including single family dwellings and a senior living retirement center.

Mr. Vartan remarked TND Zoning requires the following:

- 1) Regulating Plan
- 2) Streetscape Plan
- 3) Public Realm Plan
- 4) Phasing Plan
- 5) Landscape Plan

Mr. Vartan discussed the four (4) waiver requests of the Plan which include:

- 1) Requirement for the designation of parcels of land intended to be dedicated.
- 2) Requirement for clear sight triangles in accordance with SALDO.
- 3) Requirement for street sections in accordance with the design guidelines.
- 4) Requirement for sidewalks on both sides of the street along a portion of Hawthorne Circle.

Mr. Vartan assured the Board that the wetlands on the property will NOT be disturbed.

Assuming approval, Mr. Vartan stated his plan is to break ground on the development will be the 4th quarter of 2018.

Jeremy Brown of LaQuatra Bonci Associates explained to the Board the PennDOT requirements, storm water management plan, DEP requirements, traffic signaling plan and the walking and bike path plan.

Commissioner FLEMING stated he wants a guarantee from Mr. Vartan that he will be attentive to the concerns of the Belle Nance Farms residents.

Commissioner REBARCHAK stated she would like Mr. Vartan to work with PennDOT to make the Progress Avenue and Linglestown Road intersection pedestrian friendly for the senior residents of Pheasant Hills.

President LYNCH thanked Mr. Vartan and his staff for the detailed briefing on the project.

Presentation – Roadway Pavement Management Plan

Raj Moola of HRG presented to the Board the five (5) options contained in the Roadway Pavement Management Plan.

Follow-Up Discussion on Gavin's Proposal for Branding Services

Vice President JOHNSON moved to approve the Board engage Gavin Advertising solely for the creation of Township marketing logo design in the amount of \$4,500.00; Seconded by Commissioner PYNE and unanimously approved.

Union Deposit Road Sidewalk Extension Project – Bid Award

Township Engineer GRUBIC reported a Bid Opening was held on March 15, 2018 for the Union Deposit Road Sidewalk Extension Project and the lowest reputable and qualified contractor was Mid-State Paving, LLC in the amount of \$461,808.35.

Engineer GRUBIC stated HRG recommends the Board award the contract to Mid-State Paving, LLC subject to receipt of acceptable Performance and Payment Bonds.

Commissioner PYNE moved to award the bid for the Union Deposit Road Sidewalk Extension Project to Mid-State Paving, LLC in the amount of \$461,808.35 subject to receipt of acceptable Performance and Payment Bonds; Seconded by Vice President JOHNSON and unanimously approved.

Engineer GRUBIC reported HRG also recommends authorization for the issuance of a Notice of Intent to Award to Mid-State Paving, LLC conditioned upon receipt of the fully executed Multi-Modal Transportation Grant Agreement from PennDOT.

Commissioner PYNE moved to authorize the issuance of a Notice of Intent to Award to Mid-State Paving, LLC conditioned upon receipt of the fully executed Multi-Modal Transportation Grant Agreement from PennDOT; Seconded by Vice President JOHNSON and unanimously approved.

Uptown Infrastructure Improvement Project – MOU Between the Township, UGI Utilities and BGM Realty

Commissioner FLEMING moved to approve the MOU between the Township, UGI Utilities and BGM Realty for the Uptown Infrastructure Improvement Project; Seconded by Commissioner SANDERSON and unanimously approved.

Resolution 18-R-06 – Ionoff Road Project

Commissioner SANDERSON moved to adopt Resolution 18-R-06 for the Ionoff Road Project; Seconded by Commissioner PYNE and unanimously approved.

Grease Trap Variance – Central Pennsylvania Food Bank

Commissioner FLEMING moved to approve the grease trap variance for Central Pennsylvania Food Bank; Seconded by Vice President JOHNSON and unanimously approved.

Authorization to Sell – 2006 Dodge Durango

Commissioner REBARCHAK moved to authorize the sale of a 2006 Dodge Durango in the amount of \$1,810.00; Seconded by Vice President JOHNSON and unanimously approved.

Notice of Intent to Adopt – Amendment to Chapter 20 – Garbage and Refuse, Part 2 Waste Reduction and Recycling – Community Event Recycling

Vice President JOHNSON moved to approve the advertisement of the Notice of Intent to Adopt amending the Susquehanna Township Municipal Waste Reduction and Recycling Ordinance to add new regulations for community events; Seconded by Commissioner ENGLE and unanimously approved.

Notice of Intent to Adopt – Amendment to Chapter 21 – Streets and Sidewalks, Part 3 Dedication of Streets

Commissioner FLEMING moved to approve the advertisement of the Notice of Intent to Adopt amending the requirements and procedures for the dedication of a private street and related improvements to Susquehanna Township; Seconded by Commissioner ENGLE and unanimously approved.

Discussion Re: Zoning Ordinance Amendment – Micro-Breweries, Wineries & Distilleries

DCED Director BETSY LOGAN briefed the Board on a proposed Amendment to the Susquehanna Township Zoning Ordinance to allow the establishment of brewery/distillery, winery, brew pubs and microbrewery/microdistillery/microwinery uses in certain Zoning Districts.

Director LOGAN informed the Board this Amendment will go before the Planning Commission for review at this month's meeting.

2018 Boards and Commissions – Appointments/Reappointments

NO Action taken by the Board.

COMMISSIONER COMMENTS:

Vice President JOHNSON informed the Board that Sandy Nevius would like to be considered for re-appointment to the Recreation Advisory Committee if her family circumstances change.

OTHER BUSINESS: None

ADJOURNMENT:

Commissioner SANDERSON moved the Workshop Meeting be adjourned at 9:00 P.M.; Seconded by Commissioner ENGLE and unanimously approved.

Signed: _____

David W. Kratzer, Jr.
Secretary-Manager