

MINUTES

BOARD OF COMMISSIONERS

LOWER ALLEN TOWNSHIP

REGULAR MEETING

NOVEMBER 10, 2008

The following were in ATTENDANCE:

BOARD OF COMMISSIONERS

TOWNSHIP PERSONNEL

John T. Titzel
Lloyd W. Bucher
Peddrick M. Young, Sr.
H. Edward Black
Dan Christ

Thomas Vernau, Manager
Jan Faust, Assistant Manager
John Eby, Planning and Zoning
Coordinator
Nancy Dietel Finance Director
Frank Williamson, Chief of
Police/Public Safety Director
Danna Lutes, Township Secretary
Steven P. Miner, Solicitor
Trudy Metzel, Recording Secretary

President TITZEL called the Regular Meeting of the Board of Commissioners of Lower Allen Township to order at 7:30 p.m. followed by an opening prayer and the Pledge of Allegiance. He announced Proof of Publication was available for review.

AUDIENCE PARTICIPATION: ANY ITEM ON THE AGENDA

President TITZEL asked if anyone in the audience would like to address any item that appears on the Agenda.

There was no response.

APPROVAL OF MINUTES

Approval of Minutes of September 22, 2008 Board of Commissioners Regular Meeting

Commissioner YOUNG moved to approve the Minutes of September 22, 2008 Board of Commissioners Regular Meeting. Commissioner CHRIST seconded the motion. Motion carried 5-0.

Approval of Minutes of October 13, 2008 Board of Commissioners Regular Meeting

Vice-President BUCHER moved to approve the Minutes of the October 13, 2008 Board of Commissioners Regular Meeting. Commissioner CHRIST seconded the motion. Motion carried 5-0.

VILLAGE OF LISBURN NEIGHBORHOOD STUDY PROPOSAL

Mr. Vernau advised the Commissioners that the appointed review committee recommended Thomas Comitta Associates to perform the Lisburn Neighborhood Study and requested the contract be awarded subject to Staff negotiating a fee that does not exceed the budgeted amount.

Commissioner BLACK moved to award the contract to Thomas Comitta Associates for the Lisburn Neighborhood Study on the basis that Staff negotiates an acceptable fee. Commissioner CHRIST seconded the motion. Motion carried 5-0.

CONSENT AGENDA

President TITZEL advised that any Commissioner, Staff member or anyone in attendance could request any item on the Consent Agenda be removed for further discussion and asked if there was any such request. There was no response.

Vice President BUCHER moved to approve the items on the Consent agenda as submitted, those items being:

1. Warrants Journal of November 6, 2008 in the amount of \$68,807.01. Manual check list for October 2008 in the amount of \$825.00.
2. Payment of Application #16 for General Contract work from eciConstruction, LLC in the amount of \$23,799.48. This payment is for retainage and will close out the General Construction Contract on the Municipal Services Center.
3. Request for change in improvement security for SLD Docket No. 2003-06, Manor at Fair Oaks, Phase 2. New applicant John R. Calhoun replaces former applicant Joy-Ark Builders, Inc., and the revised financial security amount is \$990.00.
4. Request for improvement security reduction for SLD Docket No. 2006-08, Dorsheimer Subdivision, in the amount of \$17,908.00.
5. **Resolution 2008-R-32**, Per Capita Exonerations, List Two of 2008.
6. **Resolution 2008-R-33**, Records Disposition Resolution.

Commissioner YOUNG seconded the motion. Motion carried 5-0.

ANY BUSINESS PERTINENT TO THE TOWNSHIP. DISCUSSIONS WILL BE LIMITED TO FIFTEEN (15) MINUTES PER PERSON

President TITZEL asked if anyone in the audience would like to address the Board on any business pertinent to the Township.

There was no response.

ADMINISTRATIVE SERVICES

Discussion: 2009 Budget – Public Safety Discussion Follow-Up

Mrs. Dietel updated the Commissioners on the changes to the 2009 Budget for Public Safety.

Discussion ensued.

Mrs. Dietel reminded the Commissioners that all other departments will be discussed at the November 17 meeting, beginning at 7:00 p.m.

Discussion: Resolution to Accompany Grant Application through the Department of Community and Economic Development for Land Use Planning and Technical Assistance Program Funds

Mrs. Faust advised the Commissioners that Staff is applying for a grant through the Department of Community and Economic Development for Land Use Planning and Technical Assistance funds. A resolution is required to accompany the grant application.

This grant would be used for the Lisburn Neighborhood Study.

This will be an agenda item for November 17, 2008.

PUBLIC SAFETY

Discussion and Possible Action: 2008-2009 Click It or Ticket Grant

Mr. Williamson requested approval to have the Police Department participate in the “Buckle Up PA Click It or Ticket” enforcement program for 2009. The grant will provide reimbursement to the Township for officer salaries (overtime) totaling \$7,000.00 between Thanksgiving 2008 and September 2009.

Discussion ensued.

Commissioner YOUNG moved to approve Police Department participation in the “Buckle Up PA Click It or Ticket” enforcement program for 2009. Commissioner BLACK seconded the motion. Motion carried 5-0.

Discussion: Public Safety Officer Candidate Selection

Mr. Williamson advised the Commissioners that at the November 24, 2008 Regular Meeting there will be names for consideration for the Public Safety Officer position.

Discussion: Continuation of Capital City Mall Memorandum of Understanding

Mr. Williamson reviewed the continuation of the Capital City Mall Memorandum of Understanding. Discussion ensued.

This will be an agenda item for November 24, 2008.

COMMUNITY DEVELOPMENT

Discussion: Public Hearing for the Proposed Zoning Ordinance and the Zoning and Official Map

Mr. Eby advised the Commissioners that a date for a public hearing for the proposed Zoning Ordinance and the Zoning and Official Map needs to be established. Discussion ensued.

Thursday, January 22, 2009 at 7:00 p.m. was established as the public hearing date and time for the proposed Zoning Ordinance and the Zoning and Official Map.

Discussion: Zoning Ordinance Amendment Docket No. 2008-02, the Application of Charter Homes Development Company Requesting a Map Amendment to Rezone Tax Map Parcel No. 13-10-0256-031 and Portions of the PA Turnpike and Lisburn Road Rights-of-Way from I-1 General Industrial District to R-4 Multifamily Residential District

Mr. Eby advised the Commissioners that Charter Homes Development Company has requested an amendment request for the Zoning Map, rezoning Tax Map Parcel No. 13-10-0256-031 and portions of the PA Turnpike and Lisburn Road rights-of-way from I-1 General Industrial to R-4 Multifamily Residential County. The Applicant also requested transmittal of the application to the Township and County planning agencies and the establishment of a public hearing date.

Discussion ensued.

Commissioner CHRIST moved to direct Staff to forward Zoning Ordinance Amendment Docket No. 2008-02, the Application of Charter Home Development Company to the Township and County planning agencies and to establish January 26, 2009 at 7:30 p.m. as the public hearing

date and time, and advertise said public hearing. Commissioner BLACK seconded the motion. Motion carried 5-0.

Discussion: Zoning Hearing Board Dockets

Mr. Eby advised the Commissioners that there were no new Zoning dockets.

Mr. Eby reported that Docket 2008-05, dog grooming and daycare at the former Stevenson's Greenhouse property on Locust Street, was denied.

Discussion: SCIC Drainage Plan

Mr. Eby advised the Commissioners that SCIC will be constructing a coal storage facility where trucks can be off-loaded in a covered, sheltered environment. A silo will also be constructed. This project requires compliance with the stormwater management and zoning ordinances. The Township Engineer has received a standard agreement for this drainage plan.

Authorization of both the standard agreement and the plan will be an agenda item for November 24, 2008.

Discussion: SLD Docket No. 2008-01, Preliminary Subdivision Plan for Orchard Glen

Mr. Eby reviewed SLD Docket No. 2008- 01, Preliminary Subdivision Plan for Orchard Glen.

Discussion ensued.

This is a possible agenda item for November 24, 2008.

MANAGER

Nominees for Appointment to the Lower Allen Development Authority

Mr. Vernau advised the Commissioners that a list of candidates for appointment to the Lower Allen Development Authority has been compiled.

Additional discussion occurred during Executive Session.

OTHER BUSINESS

Mr. Vernau advised the Commissioners that the Cedar Cliff Marching Band won their division. The Police Department escorted the bus from the bottom of the Carlisle Road Exit to the school.

ADJOURN TO EXECUTIVE SESSION

The Regular Meeting of the Board of Commissioners adjourned to Executive Session at 8:48 p.m. for the following discussion:

1. Nominees for appointment to the Lower Allen Development Authority.

ATTENDANCE REGISTER

An Attendance Register is made part of this record.