

MINUTES
PUBLIC WORKS COMMITTEE
JUNE 2, 2009

The Penn Township Public Works Committee met in public session on Tuesday, June 2, 2009 at 7:56 PM following the Health and Sanitation meeting. Present were Chairman Goldsmith and Commissioners Rewa, Heilman, and Felix. Commissioner Prieber was absent with notice. Also present were Manager Garvick, Engineer Bortner, Administrative Assistant Rodgers, Highway Foreman Mahan and Waste Water Superintendent Mahone.

ANNOUNCEMENTS: None

APPROVAL OF MINUTES: The minutes of the May 5, 2009 Public Works Committee meeting were approved as submitted.

CITIZEN'S COMMENTS: None

SOUTH HANOVER WAIVER REQUEST: Michael Kostlew, representing the South Hanover Partners, is requesting a variance to the sign ordinance for the stores located at the South Hanover Shopping Center. Mr. Kostlew gave a general overview of what is going on at the site. He provided plans showing what the proposed signs for all the stores would look like. He then reviewed the proposed signs for the Giant Foods store, which is requesting 260 square feet of signage. This is a thirty percent increase in signage above what they had before, which was 200 square feet. They are increasing the store size with the expansion. There is 152 square feet of proposed signage with the Giant brand name or logo, including the pylon sign. The only sign in place at the current time is the pylon and the existing Giant store signage. All the signs will be illuminated with LED lights. The old Giant building will contain Planet Fitness and two other stores. Mr. Kostlew provided a façade plan showing how the signage would look for the new tenants. Planet Fitness is requesting three signs, which includes the pylon sign. They are requesting 183 square feet of signage for the facility. The other two signs will be located one on the front of the building and the other on the side of the building, facing the cemetery where the entrance will be located. The other signs on the building include maximum requests of 332 square feet and 182 square feet. Each of these stores will have one sign on the building and one on the pylon. He noted that the former Kings store had 900 square feet of signage.

The general retail building is for other tenants. They are entitled to thirty square feet per tenant. They are looking for relief because of the pylon signs. Some tenants are taking a reduction in their current signage. They are proposing 1745 square feet of total signage. According to Mr. Kostlew, there was 1766 square feet of signage prior to the redevelopment. There are several internal directional signs proposed to direct traffic to certain stores in the facility or for exiting the center. They are requesting relief for this square footage under the new sign ordinance. The ordinance allows directional signs to be exempt. The directional signs per the ordinance can also include the name of the tenant. There was some discussion about the directional signs and what impact they have on the traffic movement within the facility. It was the consensus of the committee that the directional signs should not be allowed. There will be additional waiver requests for the out parcels, which are a proposed restaurant and bank. There was some discussion about making the sign package more in line with the current Grandview Plaza Shopping Center. However, Giant's signage seems to meet the Township's ordinance. The Planet Fitness and the other two stores are over the requirements of the ordinance. McNeese Wallace and

Nurick will review the comments they received tonight and prepare a new sign package for consideration. Giant is preparing to open their facility in August or September. Giant will proceed with applying for permits for their signs and a new sign package request will be submitted for the other stores within the complex for the Township to review.

VERIZON WIRELESS: The Committee received a request dated June 1, 2009 from Jonathan Andrews, McNees Wallace & Nurick, requesting a waiver of the land development requirements for the installation of a Verizon cell tower on an existing silo at the Walter Danner farm. In lieu of the LD they would like to submit an recordable plan that would ensure that the Township's concerns are addressed through the issuance of a building permit. Verizon assures that the access roads will be macadamed and they would provide a stormwater management plan to satisfy the Engineer. The other problem is that the property line between Philip Danner and Walter Danner's properties runs through the project. A land development plan would require that all affected property owners sign off on the plan. Another wrinkle is that Walter's son, David Danner, operates a business on his father's property on which the cell tower project is proposed. The Township will discuss with the solicitor about the legality of approving a plan to attach with the building permit in lieu of requiring a land development plan.

SIGNAL MAINTENANCE AGREEMENT: The Committee has been reviewing agreements with Hanover Borough, Conewago Township and Conewago Enterprises regarding a proposed traffic signal at the intersection of Wilson Avenue and Carlisle Street at the Gateway Shopping Center. A portion of the intersection lies in Conewago Township, Adams County. They have refused to maintain or insure the portion of the traffic signal that is in their Township. The Township has confirmed with its Broker of Record that the Penn does have an insurable interest for the signal if some kind of damage should occur. The committee agreed that Penn Township would insure the signal and invoice Conewago Enterprises each year for the amount of the premium on that portion of the signal within Conewago Township. The agreements will be amended and adopted at a future meeting.

GRACE U.M.C.: The Committee received a request dated May 14, 2009 from Grace United Methodist Church to distribute flyers at the Penn Township Community Park advertising their Vacation Bible School. The Committee recommended denying the request because the Park Rules and Regulations do not allow solicitation of any kind within any of the parks.

KIDS KINGDOM: Commissioner Goldsmith received a request from a parent about making Kids Kingdom Creative Playground handicapped accessible by installing a ramp to the left of the facility. The Committee suggested reviewing the regulations on handicapped accessibility prior to making any changes because it may result in other changes that are unforeseen.

CITIZENS QUESTIONS TO THE COMMITTEE REGARDING DISCUSSION ITEMS:
None.

The meeting adjourned at 9:04 PM.

Respectfully Submitted

Jeffrey R. Garvick, Manager