

MINUTES
PUBLIC WORKS COMMITTEE
FEBRUARY 7, 2017

The Penn Township Public Works Committee convened on Tuesday, February 7, 2017 at 7:00 P.M. Present were Chairman Klunk and Commissioners Brown, Felix, Heilman, and Van de Castle. Also present were Township Manager Rodgers, Engineer Bortner, WWTP Superintendent Mahone, Highway Foreman Mahan, Zoning Officer Swanner, Assistant to the Engineer Garrett, and Township Secretary Hallett. The following items were discussed:

ANNOUNCEMENTS: None.

APPROVAL OF THE MINUTES: The minutes of the January 3, 2017 Public Works Committee meeting were approved as submitted.

CITIZEN'S COMMENTS: Jessica and Chad Miller, 680 Beck Mill Road, asked the Committee if there are any objections to eliminating a fifty foot right-of-way (ROW) running through their property. It appears the ROW was originally there for access in the event the farm behind the Miller's property ever subdivided. They are trying to build a garage and there is a fifty foot setback in addition to the ROW making it impossible to build. They spoke to Reg Baugher from Hanover Land Services and he advised them to ask the Township if there is a reason for the ROW. Manager Rodgers provided the Board with copies of the original plan and said there isn't anything in them indicating the Township requested the ROW. Engineer Bortner said the York County Planning Commission and the Engineer both commented on the plan that the ROW should have been a part of lot one not lot three, but it was approved in December of 1991 with the ROW in lot three. He believes it was approved this way to meet the minimum one acre lot requirement for lot three. Manager Rodgers asked if the ROW belongs to the Township and Engineer Bortner said it does not, it belongs to Ruby Bentzel.

Engineer Bortner said the ROW might be needed for public sewer someday because it would be the easiest access point. Manager Rodgers asked how large a utility easement needs to be and Engineer Bortner said forty feet. There is a thirty-five foot Columbia Gas Transmission Corp ROW running parallel to the ROW in question. Fifteen feet of the ROW in question is inside the Columbia Gas ROW. That leaves thirty-five feet of usable space in the ROW which would be adequate for additional utilities but not for constructing a street. After discussion the Committee had no objections to eliminating the ROW if permission is given by Ruby Bentzel.

Commissioner Klunk advised the Millers to seek professional assistance with this matter, possibly legal advice. Engineer Bortner said they can submit a new plan showing the ROW eliminated or they can go to the Zoning Hearing Board for a variance. He said submitting a new plan would be the better option. Zoning Officer Swanner said the Zoning Hearing Board can reduce the setback but they can't remove the ROW.

ENGINEER'S REPORT: Engineer Bortner reported that TrueNorth Wellness Services is waiting for their Highway Occupancy Permit and they are getting close to requesting final plan approval. Meadow Springs LLC is ready for approval once they submit their improvement bond.

IMPROVEMENT BONDS: Engineer Bortner recommended the improvement bond for TrueNorth Wellness Services be set at \$100,953.60. He reported that he walked through both Martins Ridge and High Pointe North and didn't notice any deficiencies that pertain to the maintenance bond. He recommended they be allowed to expire. The Committee recommended approving all three recommendations.

ADDING LED LIGHTS AT INTERSECTIONS: Engineer Bortner and Manger Rodgers met with Joshua Kopp from Penn DOT in December and asked him about paying for street lights using Highway Aid funds. Mr. Kopp asked for more specifics and a work order listing fourteen LED lights to be installed at various intersections was given to MetEd and copied to Mr. Kopp. As of today Mr. Kopp has not issued a project number or given any input. Commissioner Felix asked if there were any lights being added on Meadow Lane. He said there will be discussion about doing a traffic study in Grandview Acres at the March Public Safety Committee meeting. There are two intersections that may need to be turned into four-way stops due to the Wellspan facility being built. He asked if this area could be considered for new lights. Commissioner Klunk said the fourteen listed are all cobra heads and the lights on Meadow Lane will be acorn lights. Engineer Bortner will look at the area for the installation of acorn lights. After discussion the Committee recommended approving the agreement with MetEd for the installation of fourteen LED lights at intersections throughout the Township.

YAMPO SELECTION: Manager Rodgers reported that the YAMPO association designated Hanover as an urbanized area, as a result there can be one designee and one alternate between Penn Township and Hanover Borough. Once one of the municipalities becomes 10% larger than the other one, the larger municipality will get the designee. Hanover Borough appointed one of their staff as the designee and Engineer Bortner as the alternate. She said Engineer Bortner can still attend the meetings but won't have a vote anymore. Commissioner Klunk asked if the alternate gets to vote when the designee is absent and Engineer Bortner said yes. The Committee recommended appointing Engineer Bortner as the alternate.

JOINT ZONING ORDINANCE: Manager Rodgers reported that five Request For Proposals (RFP) were received for the joint zoning ordinance. Hanover Borough has a committee of five members that are going to review the RFPs. Manager Rodgers said Engineer Bortner, Commissioner Klunk and herself are on the Township committee and asked if anyone else would like to join. Commissioner Klunk said the five people reviewing the RFPs will not necessarily have to be on the committee for the joint zoning ordinance. Commissioner Van de Castle and Zoning Officer Swanner volunteered to review the RFPs.

EXTENSION REQUESTS: Zoning Officer Swanner reported that High Pointe at Rojen Farm South submitted an extension request similar to the one they submitted last month. Last month they were in the design stage for the sewer pumping station and this month they are addressing Township comments on the pumping station. They need to address those comments before obtaining a Water Quality Management Part II permit from DEP. Commissioner Klunk said they are making progress.

Mustang Pointe requested an extension last month to address design revisions and this month are asking for the same. They are also continuing to work on their traffic study.

Brookside Heights Phase Three is still dealing with the proposed bridge construction and the NPDES permit. The Committee recommended approving all three extension requests.

RECREATION: Manager Rodgers reported the Master Plan Committee is moving forward. The next meeting will likely be sometime in March. They are trying to schedule a meeting with the school district to talk to the students and they hope to have the first public meeting on the same day.

OTHER MATTERS: Commissioner Van de Castle said, after the Ilera Healthcare presentation at the Public Safety Committee meeting, he reviewed the application for obtaining a license to process/distribute medicinal cannabis in Pennsylvania. He said the application doesn't require letters of support from the local community. Commissioner Felix said the letter will be very generic and the Solicitor will be asked to give input. Commissioner Klunk said we just need to give them facts; the Township welcomes new business in the community and their location meets the zoning requirements.

The meeting was adjourned at 7:51 P.M.

Respectfully submitted,

Angela M. Hallett
Township Secretary