

MINUTES
PUBLIC WORKS COMMITTEE
SEPTEMBER 5, 2017

The Penn Township Public Works Committee convened on Tuesday, September 5, 2017 at 7:42 p.m. Present were Vice Chairman Van de Castle and Commissioners Brown, Felix, and Heilman. Also present were Township Manager Rodgers, Police Chief Laughlin, Police Lieutenant Hettinger, Fire Chief Clouser, Engineer Bortner, WWTP Superintendent Mahone, Interim Zoning Officer Garrett, and Township Secretary Hallett. Commissioner Klunk was absent with notice. The following items were discussed:

ANNOUNCEMENTS: None.

APPROVAL OF THE MINUTES: The minutes of the August 7, 2017 Public Works Committee meeting were approved as submitted.

CITIZEN'S COMMENTS: None.

LIVES CHANGED BY CHRIST SIGN REQUEST: The Committee received a letter dated August 28, 2017 from Lives Changed By Christ (LCBC) for a modification of the sign ordinance requirements for a church. Jim Stuckey, Executive Director of Operations for LCBC represented this request. Mr. Stuckey said LCBC is renovating the old furniture store at 1504 Broadway. The church is requesting up to one hundred square feet of building signage. The property is located in the Shopping/Commercial (S/C) zone which allows one hundred square feet of signage, but the zoning ordinance only allows sixteen square feet for a church. Mr. Stuckey explained that the church will not have a steeple or any other distinguishing features to make it look like a church. It's a big block building and they'd like it to be easily recognizable to visitors as a church. The building is located on five acres of property that sits off a main road. He'd like the building to be noticeable so people can begin to slow down before the entrance rather than slamming on their brakes when they see the church sign. Mr. Stuckey said this amount of signage would fit in with the other properties in the area. Commissioner Brown asked about the vacant lot next to the church and Mr. Stuckey said it's part of the parcel they purchased. They do not have plans for the land. Commissioner Felix asked if there are homes near the church and there is one across the street and one next door.

After discussion Mr. Stuckey asked if he could place a sixteen square foot sign at the driveway and one forty-four point four square foot sign on the building. Commissioner Van de Castle said the sign by the entrance would need to be out of the clear site triangle. Commissioner Brown asked if there will be separate entrance and exit lanes from the church and there will not. The Committee recommended approving the request for a roadside sign measuring sixteen square feet and one building sign measuring forty-four point four square feet.

WELLSPAN: Attorney Jeff Lobach from Barley Snyder and John Seitz from TRG were present representing Wellspan. Mr. Lobach said Wellspan needs the Township to sign Penn DOT form M-950 in order to complete improvements on Squire Way and Willow Court. He explained that the Township needs to sign the form because work is being done on Township roads. He said Wellspan is doing all the work but the Township will be the applicant. Manager Rodgers said once the Township signs this form as the applicant we could be held liable for problems in the Penn DOT right-of-way. Mr. Lobach said the Township is only responsible for the Township Road but Manager Rodgers said we could be held responsible for the section of Baltimore Street that connects to our roads. Commissioner Van de Castle asked if each of the homeowners along the affected portion of Baltimore Street has to sign the same form. Mr. Lobach said they're working on it.

Commissioner Heilman said there was a similar situation with Rutter's and the Township did not sign any forms because the State wanted to hold the Township responsible for the storm sewer in front of the property and beyond. Mr. Seitz explained that Wellspan is coordinating with twenty-eight property owners along Baltimore Street. Some of them need to sign a simple acknowledgement and others need to sign a highway occupancy permit because their driveway access will be changed. Similarly to how they driveways need to be tied into Baltimore Street, the Township roads will need to tie in. Mr. Seitz said Penn DOT requires this and the improvements cannot be completed without the Township signing as the applicant. He said Wellspan will do all of the work and take care of the bonding. Mr. Seitz said this wouldn't be necessary if not for the fact that they are correcting a grade differential problem that Penn Dot caused by repeatedly paving over Baltimore Street. Commissioner Felix suggested the Township Solicitor communicate with Wellspan on what the Township needs. Mr. Lobach asked if he should reach out to Solicitor Tilley and Manager Rodgers said she will do it.

Mr. Lobach said Wellspan is still working on the extension of Meadow Lane. If they are not able to get an agreement signed, the secondary entrance may need to be relocated to a strip of land to the South where M&T bank already has an entrance.

401 MOULSTOWN ROAD: Engineer Bortner said this plan is ready to be approved and the Committee recommended approval.

MS4 UPDATE: Engineer Bortner reported that the MS4 Notice of Intent is due on September 16, 2017. He said things are progressing well. Manager Rodgers said she signed the papers today and Hanover Land Services is waiting for the maps to be printed. They hope to have everything in the mail this week.

Engineer Bortner said the permit officially starts in March 2018 and there has been some discussion on how to proceed. Manager Rodgers said Hanover Land Services provided a proposal for their continued services. They indicated it will be a similar cost for next year and they will provide a proposal including cost by the next Public Works Committee meeting. The other option is for the Township to hire someone. Commissioner Van de Castle asked if we've been satisfied with the work Hanover Land Services has done. Manager Rodgers said we've been very happy with what they've done and they are very knowledgeable.

MEADOW SPRINGS LIGHTING REQUEST: The Committee received a letter dated August 10, 2017 from Burkentine & Sons Builders for a waiver of residential lighting requirements for Meadow Springs. Commissioner Van de Castle said this is similar to what Burkentine & Sons did on Breezewood Drive and when a couple of lights went out it was too dark. Manager Rodgers said the homes on Heights Avenue have a pole light in front of each unit and they don't seem overly bright. This will be discussed at the Planning Commission meeting on September 7, 2017.

MET-ED STREET LIGHTS: Engineer Bortner reported he received an email from Met-Ed for installation of the next fourteen street lights. Commissioner Felix asked if Met-Ed has installed any of the eight that were discussed a year ago and Engineer Bortner was unsure. Engineer Bortner said he will continue to work on street lighting in 2018 and will add the cost to his proposed budget. The Committee recommended approving the street light installation.

EXTENSION REQUEST: Interim Zoning Officer Garrett reported on one extension request for 401 Moulstown Road. The Committee recommended approving the request.

OTHER MATTERS: None.

The meeting was adjourned at 8:29 p.m.

Respectfully submitted,

Angela M. Hallett
Township Secretary