

MINUTES
PUBLIC WORKS COMMITTEE
JANUARY 3, 2006

The Penn Township Public Works Committee met in public session on Tuesday, January 3, 2006 at 7:23 PM. Present were Chairman Johnson and Commissioners Stauffer, Felix, Klunk and Heilman. Also present were Manager Garvick, Engineer Bortner, Highway Foreman Mahan, Police Chief Gilbert and Administrative Assistant Rodgers.

ANNOUNCEMENTS: None

CITIZENS COMMENTS: None

FIELD REQUEST: PA Blaze requested the use of the two ball fields at the Community Park for Tuesdays, Thursdays and Saturdays, from April through July. They will be having their age 14 and under tournament on May 6 and 7. The cost will be \$5 a day for practice and \$5 per game on the tournaments dates.

PINEBROOKE STORMWATER POND: The Committee received a request dated October 14, 2005 from Worley Surveying for a waiver of the requirement of providing one (1) foot freeboard around the entire top of the pond embankment. The request is for a variance of three inches or twenty-five hundredths of a foot. There was some discussion by the Committee regarding the current flooding that occurs. As it is currently designed, water will go onto the neighboring properties. Engineer Bortner stated that they could make the pond larger to alleviate some of their problems. The Committee recommended the developer build the pond to Township specifications.

THORNBURY HUNT: The Committee reviewed the waiver request submitted by Thornbury Hunt that was considered last month. Street C cannot be constructed as a thru street due to the topography of the land. South Heights is also proposing changes in their plan for the streets.

BURKENTINE SOUTH: The Committee reviewed the Burkentine South plan, which is the former Krout Farm. The Friar Run cul-de-sac in the existing Nottingham Village development will be removed and the street extended into the new development. There is a future connection planned for Brad Street.

RICH FOGLE: The Committee received a waiver request from Rich Fogle that will be discussed at next months meeting because it arrived too late for the Planning Commission agenda.

HANOVER RAIL TRAIL UPDATE: Manager Garvick provided the Committee with additional information on the proposed rail trail. The York County Rail Trail Committee had submitted an enhancement application to secure funds from the state for the Hanover portion of the trail. Steve Nickol has successfully arranged for \$200,000 in the PA State budget for the same purpose. We will recommend that the enhancement grant application be withdrawn. One of the remaining issues continues to be funding for maintenance of the trail once it is constructed.

The meeting adjourned at 7:48 p.m.

Respectfully Submitted

Jeffrey R. Garvick, Manager

MINUTES
PUBLIC WORKS COMMITTEE
FEBRUARY 6, 2006

The Penn Township Public Works Committee met in public session on Tuesday, February 7, 2006 at 7:00 PM. Present were Chairman Johnson and Commissioners Stauffer, Felix, Klunk and Heilman. Also present were Manager Garvick, Engineer Bortner, Highway Foreman Mahan, and Administrative Assistant Rodgers.

ANNOUNCEMENTS: None

CITIZENS COMMENTS: None

ENGINEER'S REPORT: Engineer Bortner reported that he has received the final plans for the public works facility. LSC is proposing to release contract documents and specifications on February 21, 2006 and open bids on March 20, 2006. There were no significant changes since the last time the plans were reviewed.

GRANDVIEW SEWER: Engineer Bortner stated that his crew started the Grandview Road sewer repair project today. This should take about two months to complete.

ROJEN SOUTH: The committee received a request from Woodhaven Building and Development, Inc. for a proposed inter municipal agreement to cover five lots located in Penn Township at the end of a cul de sac, Joshua Court, which begins in West Manheim Township. Officials in West Manheim are concerned that the residents will not know whom to contact for police, fire and street services, etc. The committee discussed the options and recommended that the developer be required to either connect Joshua Court to Garden Lane or bring the cul-de-sac down below the municipal boundary into West Manheim. Either way, the problem will be eliminated.

BROOKSIDE HEIGHTS: The Committee received a request dated January 4, 2006 from Worley Surveying for seven waivers from Article V, design standards of the Penn Township Subdivision and Land Development Ordinance. The Planning Commission gave favorable recommendations for 5 of the 7 requests at their last meeting. Engineer Bortner explained each of the requests and the pros and cons of each. If the ordinance is strictly enforced there may be other unintentional problems created. There was some discussion about changing the lot lines on some of the lots to meet the requirements. They recommended that the driveways not be located on the cul de sac and recommended approving all the requests as submitted.

ABBIE BANGE SUBDIVISION: The committee received a request dated January 18, 2006 from Worley Surveying for a waiver to Section 505.k of the Subdivision and Land Development Ordinance requiring the installation of sidewalks. The committee recommended approving the request.

BICKELS'S SNACK FOODS: The committee received a request dated January 3, 2006 from Bickel's Snack Foods for waiver of a land development plan to install a flour silo at the plant on 116 N. Blettner Avenue. The Planning Commission did not review the request because no one was present from Bickel's. There was some concern about the noise

levels that may be created from the additional silo.

RICH FOGLE: The Committee received a request dated January 3, 2006 from Rich Fogle for a waiver of a land development plan to build an addition to an existing garage at 1016 Alvin Street. The homeowner stated at the Planning Commission meeting that Mr. Fogle will not be doing the job and they will secure another subcontractor. The committee will review the request if it is presented again.

DONALD LITTLE SKETCH PLAN: Manager Garvick stated that Donald Little provided a preliminary sketch plan for six single family homes located off of Baltimore Street and Grandview Road. This is the property that was previously turned down for rezoning to allow storage units. There was a right-of-way issue and Mr. Little's attorney is claiming that he now has clear title to that right-of-way. The right-of-way is less than the fifty feet that is required for streets. He would like to put a road in there to access the units and connect to the existing alley. Manager Garvick stated that the access is far enough away from Baltimore Street that PennDOT will probably grant him a permit. After much discussion about the possibility of using the access as a future street, the committee recommended putting in the road to Township specifications.

COMMUNITY PARK FIELD RENTALS: There are three organizations, South Hanover Little League, West Manheim Recreation, and Intensity, who have requested use of ball fields at the Penn Township Community Park. There are some schedule conflicts for the usage of the fields between the organizations. After much discussion the Committee asked that the three organizations work out the scheduling among themselves and inform the Township on what they decide. All the organizations will be required to pay the field rental fee.

The meeting adjourned at 8:03 p.m.

Respectfully Submitted

Jeffrey R. Garvick, Manager

MINUTES
PUBLIC WORKS COMMITTEE
MARCH 7, 2006

The Penn Township Public Works Committee met in public session on Tuesday, March 7, 2006 at 7:00 PM. Present were Chairman Johnson and Commissioners Stauffer, Felix, Klunk and Heilman. Also present were Manager Garvick, Engineer Bortner, Highway Foreman Mahan, and Administrative Assistant Rodgers.

ANNOUNCEMENTS: Commissioner Johnson announced that following the Finance meeting on March 6, 2006 an executive session was held to discuss personnel issues involving police and custodians.

CITIZENS COMMENTS: None

ENGINEER'S REPORT: Engineer Bortner reported that the paving bid specifications have been sent out and will be opened on April 11, 2006. He also noted that thirteen bidders have picked up bid specifications for the public works facility.

HIGH POINTE @ ROJEN: The Committee reviewed the High Pointe @ Rojen North subdivision plan. Engineer Bortner commented that DEP is requiring the developer to keep the farm pond instead of removing it as previously shown. There will also be a stormwater management pond and both will have fences around them. They will be dedicating land for recreation around the Community Park. Grandview Road will be reconstructed from Windsor Court to Beck Mill Road. The Committee discussed the subdivisions adjacent to the Community Park and how much land the Township will receive from the High Pointe, Whispering Run, and Martin's Ridge Subdivision. There is land adjacent to the park belonging to the Martin's that would help square off the park. Manager Garvick will have the property appraised in case the commissioners are interested in purchasing the property.

MARTIN'S RIDGE: Engineer Bortner stated that a change on the plan is the alignment of Brian Lane, which will connect to Boulder Lane in the Thornbury Hunt subdivision. Beck Mill Road will need to be reconstructed. There is some concern about the adjacent proposed driveways. It was noted that they will try not to have Beck Mill Road and Grandview Road constructed at the same time.

ABBIE BANGE: The Committee reviewed the Abbie Bange subdivision, which showed a relocated property line from the previous plan. They also have a request before the Board of Commissioners for a waiver of the sidewalk requirements.

SYLVIA GOWER: This plan is a subdivision that appeared before the Zoning Hearing Board along a Martin Drive, a private road.

BAUMMER'S SAWMILL: The Committee received a request dated January 26, 2006 from Baummer Sawmill for exoneration of land development plan requirements to add new buildings and remove existing buildings. The Committee recommended that the request be denied.

BICKEL'S: The Committee received a request dated January 3, 2006 from Bickel's Snack Foods for exoneration of a land development plan to install a flour silo at their plant on 116 N. Blettner Avenue. Commissioner Felix reported that it was recommended for approval at the Planning Commission. The silo will be located on the West Chestnut street side.

PUBLIC WORKS FACILITY: Manager Garvick reported that the Public Works Facility bids are scheduled to be opened in March. There has been one addendum to the bid specifications. There are about eight general contractors bidding on the project.

PENNDOT ROAD PROJECTS: Manager Garvick reported that PennDOT has scheduled an overlay during their 2007 construction season for Frederick Street and portions of Route 116. This will run from the Adams County Line north to 116 just short of the square, then from Route 116 to the Adams County Line.

GRANDVIEW/BLACK ROCK INTERSECTION: Manager Garvick reported that we continue to meet with McCormick Taylor about the Grandview and Black Rock Road intersection. They are still working through some issues. There was no update on the acquisition of the two properties that will need to be purchased.

EASTER EGG HUNT: Administrative Assistant Rodgers reported that she is planning a Township Easter egg hunt on Saturday, April 8, 2006 at 1:00 p.m. Registration will begin at 12:30 p.m. Police Chief Gilbert and Fire Chief Cromer will have equipment on display from noon till ?. We will still try to get donations from area businesses to offset some of the expenses but if we do not, Ms. Rodgers stated that she expects to spend between \$500 and \$700. The filling of the eggs and other preparations will occur on Monday, April 3, 2006 at 6:30 p.m. with the fire companies agreeing to help with the process. There was some discussion about the ages limitation for participants. The hunt is opened to residents up to ten years of age. It was suggested that cones mark the hunting areas so that access can be gained from all sides for those hunting.

YOUNG'S WOODS: Manager Garvick reported that it would take about \$57,500 to construct a ball field and parking spaces for a ball field at Young's Woods. The facility is designed so that the ball fields could be installed at one time and the parking lot at another. It was noted that there are some funds available that could be used to purchase additional land around the Community Park or to create new community parks or to construct a facility.

The meeting adjourned at 7:46 p.m.

Respectfully Submitted

Jeffrey R. Garvick, Manager

MINUTES
PUBLIC WORKS COMMITTEE
APRIL 4, 2006

The Penn Township Public Works Committee met in public session on Tuesday, April 4, 2006 at 7:00 PM. Present were Vice-Chairman Felix and Commissioners Stauffer, Klunk and Heilman. Commissioner Johnson was absent with notice. Also present were Manager Garvick, Engineer Bortner, Highway Foreman Mahan, and Administrative Assistant Rodgers.

ANNOUNCEMENTS: None.

CITIZENS COMMENTS: None

STONEWICKE SUBDIVISION REQUEST: The Committee received a request dated March 17, 2006 from Worley Surveying for a waiver of Article V, Design Standards of the Penn Township Subdivision and Land Development Ordinance for the Stonewicke Subdivision Plan. The request included a waiver of Section 505.d to install a temporary cul de sac at the end of South Maple Lane just beyond the intersection with Cantera Way. The second waiver request is for Section 505.e, which states that a cul de sac must be at least 275 feet measured from last intersection involving the temporary cul-de-sac proposed at the southern most end of Lark Avenue. Pat Buhl, Worley Surveying, indicated that this request is to be withdrawn. The third is for a waiver of Section 506.e, distance between intersections shall be a minimum of 500 feet for fourteen intersections. The final request is for a waiver of section 509a, that lot depth shall be not less than one nor more than two and one-half time the average width. Three of the proposed lots exceed this requirement. The Committee reviewed the requests and the proposed streets and felt that there were too many distance-between-intersection requests. They also questioned why the requests were coming prior to the plan being reviewed by the Planning Commission. Township Engineer Bortner stated that he would rather have the requests submitted now during the review process than have to address them when the plan is about ready to be approved. He stated that he felt that the Board of Commissioners did not have to act on the requests this month but that the Planning Commission could at least give the developer some idea about their recommendations for the plan and the requests. The Committee was concerned about the street access to the Commercial area and if there would be access to Baltimore Street. In addition there was concern about the street known as Meadow Lane connecting from Clover Lane. The Committee will review the plan again following review and recommendation from the Planning Commission.

2006 PAVING BIDS: Engineer Bortner reported that the 2006 paving bids have been advertised and will be opened on April 11, 2006.

BRUSH & LIMB COLLECTION: Engineer Bortner stated that brush and limb collection will begin May 1, 2006 and is to be advertised in the spring newsletter.

HALTER PROPERTY: The Committee received a request from Burkentine & Sons for a proposed apron to an existing garage at the Halter property at the corner of Center and York Street. It was noted that the property owner would like an access off Center St. to the garage but that would entail moving the existing garage. There was sufficient concern by the committee about the proximity of the proposed apron to the intersection. The Committee recommended that Burkentine further discuss the matter with the property owners and work out a resolution that is acceptable to them.

BAIR ROAD IMPROVEMENTS: Regarding the Whispering Run Development, Joseph A. Myers has proposed to make a contribution to the offsite portion of Bair Road. The traffic study indicates that eighty percent of the daily trips on Bair Road originate or terminate from the proposed subdivision. He is proposing, however, that the current owners along Bair road be assessed all those costs they can legally be assessed. Mr. Myers is proposing no improvements on the offsite portion of Pearl Drive. He is proposing that none of the construction vehicles be allowed to use the road, due to its poor condition. The Committee feels that that the developer should be responsible for all the improvements that can be legally requested and suggested that alternatives be reviewed for improving Pearl Drive. The committee is undecided if they would recommend assessing for improvements to those existing property owners along Bair and Pearl. It was suggested that the Township Solicitor be advised of the situation.

BALTIMORE STREET PAVING PLANS: Engineer Bortner and Manager Garvick stated they have received from PennDOT the proposed paving plans for Baltimore Street. The construction schedule indicates that the work will begin in July of 2006. The plan shows the project from the State line north through Penn Township. The plan shows, basically, an overlay and Manager Garvick is in contact with York County Planning about the status of the improvements that had originally been requested in conjunction with the Wal-Mart project in West Manheim. The Committee has concerns about the Wal-Mart project because it will put increased demands on the Township roads. Manager Garvick indicated that the Township was negotiating with Wal-Mart over an agreement to construct improvements to the Grandview/Baltimore Street Intersection. This was necessary in order for Wal-Mart to secure a Highway Occupancy Permit (HOP) from PennDOT. For some unexplained reason, PennDOT acquiesced and issued the HOP before the Township and Wal-Mart finalized the agreement. Naturally, Wal-Mart withdrew from the negotiations and the improvements sought by the Township were lost.

COMMUNITY PARK – YOUNG’S WOODS TREE TRIMMING: Manager Garvick reported that he met with Atlas Tree service about removing some trees at the Community Park, Youngs Woods and Park Heights Boulevard. He is awaiting an estimate for the project and will contact additional tree trimmers. He also met with Bartlett Tree Experts who have agreed to do some free tree trimming at the Community Park for an Arbor Day project. This work will be done on April 21, 2006 and the park will be closed while Bartlett is performing their work.

COMMUNITY PARK EXPANSION: Manager Garvick reported that the subdivision plans adjacent to the Community Park are in the process of being approved. The Highpoint North preliminary plan was approved at last month’s meeting. Staff met with Marty Hill, the developer, and he has agreed to contribute to the Township an additional five acres in return for a contribution of \$25,000 toward the street construction. The Township will receive a total of about 9.5 acres on the east side of the Park. Also Manager Garvick is going to have an appraisal done of the property located along Beck Mill road to the rear of the Community Park, owned by Clyde and Anna Martin, as part of the Martin’s Ridge approval process. This property is about six acres total. In addition land will be requested from the Whispering Run subdivision that is adjacent and to the rear of the Community Park next to the Martin’s property.

EASTER EGG HUNT: Administrative Assistant Rodgers stated that the Easter egg hunt would be held on Saturday, April 8, 2006 at 1:00 PM with registration at 12:30 PM. The fire and police departments will be on hand with equipment and displays.

The meeting adjourned at 8:05 p.m.

Respectfully Submitted

Jeffrey R. Garvick, Manager

MINUTES
PUBLIC WORKS COMMITTEE
MAY 2, 2006

The Penn Township Public Works Committee met in public session on Tuesday, May 2, 2006 at 7:00 PM. Present were Vice-Chairman Felix and Commissioners Stauffer, Klunk and Heilman. Commissioner Johnson was absent with notice. Also present were Manager Garvick, Engineer Bortner, Highway Foreman Mahan, and Administrative Assistant Rodgers.

ANNOUNCEMENTS: None.

CITIZENS COMMENTS: None

BURKENTINE & SONS: The Committee received a request from Burkentine and Sons requesting an approval of a design to construct an apron with a driveway for the Halter property at the corner of York and S. Center Street. John Beil represented the request. He stated that there is currently access to a garage but the improvement of Center Street will make for a hazardous situation. He proved two design options that could be utilized to allow the Halter's to keep their garage. The Committee recommended approving the drawing referenced as the "easement drawing for the Halter property" because it provides a turn-around that will allow vehicles to pull forward onto Center Street. The Township Zoning Officer will review the plan to make sure there are no zoning issues to be resolved.

STONEWICKE: The Committee reviewed a revised Stonewicke plan as presented by Pat Buhl, Worley Surveying, Joseph A. Myers, and Attorney Paul Minnich. The plan was revised because of comments provided by the Planning Commission. Some of the changes include an additional access to Clover Lane through the Whispering Run development. Other changes included breaking up the straight through street in the development to Meadow Lane and addressing the variances to block lengths. Mr. Buhl stated that there are still some variances but not as many as before. There was some discussion about the proposed cul de sac but Engineer Bortner stated that one cul de sac in a development of this size was acceptable. The cul de sac also provides a snow easement for the Township. There was some discussion about the traffic signal at Clover and Baltimore Street and Mr. Myers stated he would be applying for the permit. There was discussion regarding the commercial area on the Baltimore Street side of the development. The main entrance will be onto Baltimore Street but there may be a supplemental entrance in the interior of the development. Engineer Bortner noted that they should make sure that Whispering Run plans match the Stonewicke plans for the street changes. Mr. Buhl provided a revised variance letter for the Commissioners.

HIGH POINT @ ROJEN SOUTH LOTS 222-226: There are five lots on the High Pointe Plan that are actually in Penn Township but are accessed via a West Manheim Township street. The commissioners will not let the developer construct the lots or any other improvements until there is an approved plan. The developer will be utilizing an easement through the Cardinal Drive recreation area for the potable water line. The sanitary sewer generated by the five lots will flow to West Manheim. The Committee had concerns about emergency vehicle response, since the properties will be taxed by Penn Township. The committee wanted assurances that Penn, and not West Manheim, would be responding to any problems for these five lots. The Manager informed the committee that emergency response was the purview of York County 911 and they would send whomever they felt necessary. The possibility of extending the cul de sac to Cardinal Drive was again

broached. Engineer Bortner stated the problem is that the developer has already gotten approval from the Army Corps of Engineers about which wetlands they will be allowed to disturb and it will be hard to make changes to that approval. When asked if Penn could plow and salt the cul de sac, Engineer Bortner stated that the Public Works crews would enter through Oak Hills and then plow Joshua. There are other instances in the Township where employees have to travel through parts of neighboring municipalities to reach residents in the Township. After reviewing, the plan the Committee accepted the proposed layout.

PENN TOWNSHIP LOT #7 HANOVER PACKAGING: There is a small piece of lot #5 that was shuffled to the side of lot #9 when Industrial Drive was built that is going to be given to Hanover Packaging. Likewise, the Township will deed a portion of the former Barnhart Drive to Hanover Packaging.

PENN TOWNSHIP LOT #7 HAWK CREEK LAB: The Township is selling the remaining portions of Lot #7 in the Industrial Park. The eastern portion has been bid and is going to Hawk Creek Laboratory, the adjoining property. Solicitor Tilley has been contacted to proceed with settlement once the plan is recorded. The western portion of lot #7 will also be sold off in the near future.

HANOVER PACKAGING: The Committee received a request dated April 7, 2006 from Group Hanover, Inc. for a waiver of land development requirements to increase the parking area of the current expansion to Hanover Packaging. The increase is 6,625 square feet. There was concern because the letter references both an increase and decrease in storm water runoff. Until this is clarified to the Planners, the Committee recommends denying the request.

GRACE U.M CHURCH: The Committee received a request dated April 21, 2006 from Grace United Methodist Church for a waiver of the land development requirements to build a pavilion on their property at 55 Albright Drive. The letter stated the pavilion would be like those at Youngs' woods but did not provide any dimensions. It was noted that the size information should be provided to the Planning Commission.

NEXTEL PARTNERS: The Committee received two notices dated March 28, 2006 from Advantage Engineering stating that Nextel Partners is proposing to erect new telecommunications facilities at 341 Moulstown Road and Shepard Myers Stadium. The letters stated that they would be placing the public notice in the Evening Sun for these poles. The Committee suggested that the Township Solicitor be contacted about the problems that may occur by having a tower at the Sheppard Myers field. The committee is concerned about compliance with the Zoning Ordinance.

LINE PAINTING: Engineer Bortner reported that he contacted the line painters and they are repainting everything they did last year unless there is something else that the Committee wants done.

STEWART & TATE: Engineer Bortner stated he contacted Stewart and Tate about the paving projects, and they thought they would be available after the school year ended, if not sooner.

BRUSH & LIMB COLLECTION: Highway Foreman Mahan stated that brush and limb collection would be completed on Wednesday since they were able to start earlier.

GRANDVIEW ROAD: Engineer Bortner stated that the highway crews will be returning to the sewer project on Grandview Road but the residents have started restoration work on their yards. Highway Foreman Mahan told them they should wait until the Township comes back but they continued with the work.

PUBLIC WORKS FACILITY: Manager Garvick reported that there would be a meeting on May 8, 2006 for the first conference on the Public Works Facility. Construction may begin in May or early June.

GRANDVIEW CURBING: The Township will be paying for the random curbing additions on Grandview but the Committee will have to decide if they want to assess the residents and how that will affect other curbing and assessments. The Committee suggested a 100% assessment for Grandview Road. Engineer Bortner felt that the curbing on Bair and Pearl should be left up to the residents and the fifty percent rule. He felt that the road failures were not because of the lack of curbing but the construction of the road surface.

CLOVER SIGNAL: There was some discussion about the proposed signal at Clover and Grandview Road. It will be installed in conjunction with the Stonewicke Subdivision.

EGG HUNT REPORT: Administrative Assistant Rodgers provided a recap of the egg hunt and the number of participants. The Committee recommended having one next year and utilizing the fire company social hall in the event of rain.

COMMUNITY PARK TREE TRIMMING: Manager Garvick reported that he received three estimates on the trimming and removal of trees at the recreation parks and Park Heights Boulevard. The lowest estimate came in from Atlas Tree Service and work will begin shortly. The Community Park will be closed when the trees are trimmed. The land next to the Community Park by Martin's Ridge is in the process of being appraised. This is the parcel the Township is interested in purchasing to increase the size of the community park.

The meeting adjourned at 8:12 p.m.

Respectfully Submitted

Jeffrey R. Garvick, Manager

MINUTES
PUBLIC WORKS COMMITTEE
JUNE 6, 2006

The Penn Township Public Works Committee met in public session on Tuesday, June 6, 2006 at 7:00 PM. Present were Chairman Johnson and Commissioners Felix, Stauffer, Klunk and Heilman. Also present were Manager Garvick, Engineer Bortner, Highway Foreman Mahan, and Administrative Assistant Rodgers.

ANNOUNCEMENTS: None.

CITIZENS COMMENTS: None

DUMP TRUCK: Engineer Bortner reported that the new dump truck would be arriving in the next couple of weeks.

SUMMER INTERN: Manager Garvick reported that Victor Konsavage was hired as a summer intern. Mr. Konsavage is a Penn State engineering student and will be working with Engineer Bortner from June 12 till he returns to school in early September.

TIP UPDATE: Manager Garvick provided a copy of the Transportation Improvement Plan Update (TIP) for review by the Committee. It shows the Center Street upgrade is scheduled for completion in fiscal year 2009, and Route 94 is scheduled for construction in fiscal year 2007. The Grandview Road project will be let in the Fall.

SOUTH HEIGHTS SUBDIVISION: The Committee received a request dated May 19, 2006 from Worley Surveying for a waiver of Sections 505d, 506e, and 509a of Article V, design standards of the Penn Township Subdivision and Land Development Ordinance for the South Heights Subdivision. The Planning Commission recommended denying the waiver of Section 505d temporary cul-de-sacs and approving waivers of Section 506e distance between intersections and 509a lot depth. The requests will be on the agenda of the next Board of Commissioners meeting.

783 BLOOMING GROVE ROAD: The Committee received a request dated May 10, 2006 from Kenneth Martz for a waiver of the sidewalk construction requirements for 783 Blooming Grove Road. The Planning Commission did not make a recommendation on this request because nobody represented this request at its meeting.

GOWER PROPERTY: Ordinance No. 642 and 643 were provided for the adoption of the streets and sewers for Arbor Lane and Regal Drive. The Township is waiting for a maintenance bond for the streets and if it is received the ordinances will be adopted at the next Board of Commissioners meeting.

BAIR ROAD/PEARL DRIVE: Manager Garvick provided a summary of the responses received from a survey of the residents along Pearl Drive and Bair Road for installation of sidewalk and curb. He also provided a copy of a letter that was sent from Mr. McManus and the response sent back to him. Almost all of the residents responded and no one wanted the curb or sidewalk installed in front of their property. There was much discussion about the possible installation of curb in the area and what has been done in other parts of the Township including William Street. The Committee recommended holding off on putting in curb and sidewalk at this time because of other impending projects.

WATER USE RESTRICTIONS: Manager Garvick discussed proposed Ordinance No. 644 for the updating of the water use restrictions in the Township. This ordinance brings the Township regulations into compliance with the regulations currently in use by the water supplier, the Borough of Hanover.

WEST MANHIEM SEWER AGREEMENT: The Committee received a request dated May 30, 2006 from Reager & Adler, legal counsel for West Manheim Township, requesting a reduction in the EDU cost for the sewer agreement signed on March 4, 2004. The agreed upon cost was \$1,700 per EDU. West Manheim is requesting a reduction to \$1,300 per EDU. The Township's current revised rate is \$1,030. Manager Garvick indicated that he explained to West Manheim how the number was arrived at and why the cost figure needs to be periodically recalculated. The Committee recommended denying the request. The cost of the EDU can be passed on to the developer or the home owner so there will be no burden to the Supervisors except for the requirement to temporarily front the funds.

LOT 7 INDUSTRIAL DRIVE BID: Manager Garvick stated that bids were opened for the remaining piece of lot 7 along Industrial Drive. There was one bid from Triple S Leasing for \$15,000 for the parcel. It was recommended that the bid be awarded to Triple-S

MARTIN PROPERTY: Manager Garvick stated that the six-acre Martin property next to the Community Park is available for purchase. According to property owner Clyde Martin, Tony Forbes of Bon Ton Builders had previously expressed interest in the property and had informed the Martins that the property was close to \$600,000 in value. Mr. Forbes has since expressed little interest in the property and the Martin's still want to sell it. The Township had the parcel appraised at \$290,000. Manager Garvick went through the property and viewed the home and out-buildings. There is approximately 230 feet of frontage along Beck Mill Road. The Township is interested in the acreage to the rear that connects to the Community Park. We would also like to see an access of off Beck Mill Road. The house and garage can be subdivided from the property and subsequently resold. The Committee is interested in purchasing the property and agreed that the appraisal could be shared with the Martin's. Manager Garvick stated that the Martin's need funds to purchase a cottage at Homewood. There currently is not enough money in the recreation accounts to purchase the land but there are several developments proposed and under review that would provide recreational fees prior to their final approval which would more than cover the costs of the purchase. The Committee agreed that the Manager should continue to negotiate with the Martins.

PUBLIC WORKS FACILITY FINANCING PROPOSAL: Manager Garvick provided a list of financial institutions along with proposed lending rates for the construction of the new public works facility. He suggested having the ordinance advertised for adoption at the July meeting with settlement shortly thereafter. Manager Garvick stated that there would still be a deficit of 1.2 million dollars if all available funds were utilized for construction of the facility. There are two existing debts, one of which will be paid off in 2008 and the other around 2013. There was some discussion about purchases that will need to be paid for including street projects, equipment purchases, and future projects. There was some discussion about the Transportation Improvement Plan and the schedule that is proposed and how the projects move around based on funding and other issues. The Spring Garden facility will also be sold once the new public works building is completed. There is also a possibility that the Township will need to purchase a new fire truck and construct a new firehouse. The committee recommended borrowing 1.5 million dollars.

JULY MEETING: The Committee recommended holding the July meeting on Monday, July 3, 2006 in conjunction with the Public Safety and Finance committee meetings.

CAPITAL PROPERTY INVEST. L.P.: Manger Garvick stated that he meet with developers who are interested in purchasing and developing the Jack Shuler property at the corner of Broadway and Hickory Lane. The sketch plan that was reviewed by the Manager showed two buildings of which one was a strip mall and the other was a stand-alone building. They have some zoning issues and have already appeared before the Planning Commission for a recommendation.

PAVING PROJECTS: Engineer Bortner stated that he has not heard from Stewart and Tate about the paving projects but will be contacting them shortly. He will also be contacting the line painters.

REGIONAL HOMES: Manager Garvick reported that he received a phone call from Steve Rosen, Regional Homes indicating that he will be selling his interest in the Moulstown Village Project to S&A Homes. Manager Garvick will be meeting with Joint Venture and S&A next Thursday.

The meeting adjourned at 8:13 p.m.

Respectfully Submitted

Jeffrey R. Garvick, Manager

MINUTES
PUBLIC WORKS COMMITTEE
JULY 3, 2006

The Penn Township Public Works Committee met in public session on Monday, July 3, 2006 at 7:30 PM following the Finance Committee meeting. Present were Chairman Johnson and Commissioners Felix, Stauffer, Klunk and Heilman. Also present were Manager Garvick, Lieutenant Rhodes, Engineer Bortner, Highway Foreman Mahan, and Administrative Assistant Rodgers.

ANNOUNCEMENTS: None.

CITIZENS COMMENTS: None

ENGINEER'S REPORT: Engineer Bortner reported that H& H Construction has commenced with the excavation for the public works facility and that job conferences are being held biweekly at the site. He has not heard anything from Stewart and Tate about the township's paving projects or from Interstate regarding the line painting. There is some concern about the estimated additional costs of the paving projects because bituminous material has increased thirty five percent in price since the bids were awarded. Engineer Bortner stated that in two years asphalt has doubled in price. Engineer Bortner also reported that we have received the new Mack dump truck. He also reported the department has been working on sanitary sewer repairs and will soon begin working on handicapped ramps.

STREET LIGHT POLICY: Manager Garvick reported that he and Engineer Bortner have not been too happy with the way the intersection streetlights have turned out in several of the new developments. They would like to see the Township not have to own or maintain any more streetlights. Met Ed has a program where they maintain and provide the streetlights and we pay for electric. We have several hundred of the cobrahead lights under this type of arrangement. If repairs are required, the Township has to contact Swam's or Cromer's since we do not have a bucket truck. Manager Garvick stated that having Met Ed own and maintain the lights would be more cost effective for the Township. The Committee suggested further reviewing the change before a decision is made.

SNYDER'S OF HANOVER: The Committee received a request dated June 9, 2006 from Snyder's of Hanover requesting a waiver of the curb and sidewalk requirements at 1250 York Street. They are proposing an addition to their existing office building and previously received a waiver to the same request in 1998. The Committee recommended approving the request.

LT TIMBER: The Committee received a request from L. T. Timber for a waiver of a land development plan for an addition to their existing building. The Commissioners had given them a waiver of a land development plan in 2003. The request will go before the Planning Commission no later than the August meeting. The Committee recommended denying the request.

The meeting adjourned at 7:45 p.m.

Respectfully Submitted

Jeffrey R. Garvick, Manager

MINUTES
PUBLIC WORKS COMMITTEE
AUGUST 1, 2006

The Penn Township Public Works Committee met in public session on Tuesday, August 1, 2006 at 7:00 PM. Present were Chairman Johnson and Commissioners Felix, Stauffer, Klunk and Heilman. Also present were Manager Garvick, Engineer Bortner, and, Highway Foreman Mahan.

ANNOUNCEMENTS: Commissioner Johnson read the announcement of the executive session held following the Board of Commissioners meeting on July 17, 2006.

CITIZENS COMMENTS: None

SOUTH WESTERN SCHOOL DISTRICT: Brian Bingham, Tom Hoover and Rick Halter, representing South Western School District, discussed the proposed improvements for the athletic stadium. They presented a sketch plan that will be used generate a feasibility study for the school board. The existing artificial running track is showing signs of wear and there are several other problems with the stadium facilities. The sod field is difficult to maintain with all the activities now taking place so they are exploring the option of moving some sports events out of the stadium in conjunction with repairing the football field and the bleachers. There are also new areas of bleacher seating shown on the plan. To comply with current building codes they are considering adding more permanent restroom facilities to the site. They are concerned as to what type of approvals will be needed and have spoken with Township Engineer Bortner about a land development plan. They are going to definitely begin the work on the track next summer immediately following the track season. The rest of the work will go before the school board for review and approval. They may be asking for a waiver of the restroom facility code requirements. Currently the stadium is used at its maximum about seven times a year. The restrooms would have to be 1500 square feet to meet the current international building code requirements. The code requires forty women's and twenty men's facilities. The District will seek a reduction to allow them to build only twenty women's and ten men's facilities. If the stadium goes to an all-purpose stadium then the facilities would be used year round for most sports. It was the consensus that the Commissioners would consider requests for variances for certain aspects of the proposed construction but would require land development if new paving, drainage fields or pipes, and artificial grass are installed at the facility. A further review of the plans will be held at South Western Building and Grounds meeting.

ENGINEER'S REPORT: Engineer Bortner reported that the only new land development plan was for Charles Harrison on Grandview Road. Manager Garvick stated that they will be reworking the plan and there will be some Zoning approvals that need to be granted before he can proceed.

PUBLIC WORKS FACILITY: Engineer Bortner reported that staff inspected and approved a sample wall panel at Conewago Enterprises last Wednesday and Conewago has about half of the wall panels already constructed. They will start erecting the panels on August 14, 2006.

STREET OVERLAY: The Colonial Hills street overlay is scheduled for August 14, 2006 but any problems such as rain will cause delays. Asphalt and superpave are over \$40 per ton this month. Last year superpave for the Bankert Road project cost \$31 per ton. He is not sure how to approach next year's budget since there has been such a dramatic increase in prices since the first of the year. Engineer Bortner stated that he would like to have more

control over when the projects are completed such as bidding the project to include material and paving. In order to do this, however, we would need access to a paving machine.

MCDONALD'S RESTAURANT: The Committee received a request dated July 5, 2006 from Bohler Engineering, Inc. for a waiver of a land development plan for McDonald's at the Grandview Plaza. The Planning Commission will review the request at their next meeting.

MELBOURNE MANOR: Manager Garvick reported that he is waiting on the deeds of dedication for the roads and sewers for the Melbourne Manor project. They have been provided with the amount needed for the maintenance bond and the inspections have been completed.

YORK STREET & CENTER STREET: Manager Garvick reported that he and Engineer Bortner met with PENNDOT about the proposed intersection improvements at Center Street and York Street. PENNDOT is being asked to review the preliminary design to make sure that no additional right of ways will be required. Mr. Burkentine will be sending them the complete package for their review. Engineer Bortner and Manager Garvick will be meeting with Burkentine about scheduling of events.

BALTIMORE/CLOVER LANE: A preliminary design is being reviewed for a traffic signal at this location.

GRANDVIEW SIDEWALK ASSESSMENT: Manager Garvick provided a draft ordinance for curb assessment for Grandview Road as a result of the recent overlay project done by PENNDOT. The project was completed in the spring of 2006 and property owners were not notified prior to the installation that the assessment would occur. There was some discussion by the Committee on the past procedures for sidewalk and curb assessments. The Committee decided not to assess the residents until PENNDOT sends the Township a final bill. There was some discussion about the Grandview Road and Black Rock Road improvements. The Township will have to pay the local match for the signal, which is the same amount (\$40,000) donated by Mr. Myers in conjunction with the Hall Estates Development

BAER AVENUE: Manager Garvick reported that a letter was received from Representative Nickol about extending Baer Avenue to Baltimore Street. It would help alleviate the intersection at Black Rock, Baer Avenue and Baltimore Street. The Committee had previously discussed this option in 2002 following the destruction of the Cramer-Ziegler tire building. It was decided at that time to wait until PENNDOT was agreeable. The Committee suggested supporting the project.

SEPTEMBER MEETINGS: Because of the Labor Day holiday, the Committee decided to have September's committee meetings (except Health & Sanitation) on Tuesday, September 5.

TREE TRIMMING: The Community Park will be closed August 8, 9, 10 for tree trimming.

LEXINGTON DRIVE: Engineer Bortner stated that he has problems with the installation of the driveway ramps, which were installed at different heights on Lexington Drive. The final overlay will result in some people having difficulty getting in and out of driveways without scraping unless they are allowed to put ramps along the curbs, which the Township does not want to see. He said he provided Mummert with a solution that should help alleviate the

situation. The street cannot be accepted until next year and the Committee recommended that the streets be installed correctly before the Township accepts them.

The meeting adjourned at 8:45 p.m.

Respectfully Submitted

Jeffrey R. Garvick, Manager

MINUTES
PUBLIC WORKS COMMITTEE
SEPTEMBER 5, 2006

The Penn Township Public Works Committee met in public session on Tuesday, September 6, 2006 at 7:12 PM following the Finance Committee meeting. Present were Chairman Johnson and Commissioners Felix, Stauffer, Klunk and Heilman. Also present were Manager Garvick, Police Chief Gilbert, Fire Chief Cromer, Administrative Assistant Kristina Rodgers, Engineer Bortner, and Highway Foreman Mahan.

ANNOUNCEMENTS: Commissioner Heilman announced that a personnel session would be held following the Public Works meeting.

CITIZENS COMMENTS: None.

MEM AUTOMOTIVE: The Committee received a request dated August 15, 2006 from MEM Automotive and Specialty, LLC Inc., for a waiver of a land development plan to construct storage bins for landscaping materials at 936R York Street. Manager Garvick received an earlier request from Mr. Dietrich to install three (3) bins. It was staff's opinion that 3 bins would not present too much of an impact. When the Township received this latest request for an additional 16 bins (19 total) Garvick replied to Dietrich that a land development plan would be beneficial because of the increased traffic in the private alley. Mr. Dietrich stated that he is interested in starting a mulch business just to see how it goes. He provided a plan and pictures to show the alley that will be used to access the property. He thought that he and the owner of the Fry property shared the alley. Mr. Dietrich and his customers also use the alley and he has been maintaining the alley in it's present condition. Fry trucking has its own entrance. The ownership of the alleys and accesses should be noted on the plan as well as what the owner wants to do with the property. If the business is successful Mr. Dietrich wants to install a privacy fence and fix up the site. He does not want to invest a lot of funds in a business that may not work. He currently uses the property to park vehicles. Commissioner Heilman suggested that he might want to consult an attorney about a Quiet Title Action as far as the ownership of the alleys is concerned. There could possibly be utility easements within the alleys. Commissioner Stauffer stated that there is a sewer interceptor located in the alley. There was some discussion of the school extending the street to the rear of the property. The Committee suggested that he further review with an attorney before he proceeds with the project.

PAVING PROJECTS: Engineer Bortner reported that paving projects will be completed Thursday. He does not believe that they exceed budgeted amounts but materials were more expensive than anticipated while labor costs were somewhat less than projected.

SOUTH WESTERN TRANSPORTATION CENTER: The Committee reviewed the land development plan submitted by South Western School District for the land adjacent to the transportation center. Engineer Bortner stated that they would have to address storm water issues because that is where most of the storm water is being directed from the surrounding lots. They are proposing to use some of the area for additional employee parking.

PUBLIC WORKS FACILITY: Engineer Bortner stated a job conference is scheduled for tomorrow. As far as he is aware the job is on schedule. They will be bringing in the support steel on Friday. The floor will be installed in October.

2007 BUDGET: Engineer Bortner stated that he is preparing his budget showing roads

being repaved that are on the current highway plan but he may have problems with sewer infiltration that will have to be addressed before paving can be completed.

HBH MANAGEMENT: The Committee received a request dated August 25, 2006 from HBH Management requesting a greater amount of signage than allowed in the residential zone. The property is the former McClarin Plastic building which had about 148 square feet of signage. They are requesting sixty square feet of signage of which only sixteen is allowed in the residential district. The Committee recommended approving the request as long as the sign is on the building.

VALUE CITY: The Committee received a request from W.J. Strickler Signs requesting a sign that exceeds one hundred square feet as allowed by the sign ordinance. The sign is 64" x 40'. The sign they installed was exactly the same as the previous sign. It was noted that the original sign was granted by a variance, as were the other signs in the plaza. The Committee recommended approving the request.

COLONIAL HILLS: Commissioner Johnson stated that he received a call about the paving that was done in the Colonial Hills development and the residents were pleased.

The meeting adjourned at 7:45 p.m.

Respectfully Submitted

Jeffrey R. Garvick, Manager

MINUTES
PUBLIC WORKS COMMITTEE
OCTOBER 3, 2006

The Penn Township Public Works Committee met in public session on Tuesday, October 3, 2006 at 7:00 PM. Present were Chairman Johnson and Commissioners Felix, Stauffer, Klunk and Heilman. Also present were Manager Garvick, Administrative Assistant Kristina Rodgers, Engineer Bortner, and Highway Foreman Mahan.

ANNOUNCEMENTS: None.

CITIZENS COMMENTS: None.

PRESENTATION: Commissioner Johnson presented Kevin Mahan with a plaque from the APWA for placing first in the snowplow rodeo. Kevin explained that it was competition driving a snowplow through an obstacle course and that he and several of the other Township public works employees participated in. The award also came with a \$250 check and a traveling trophy that will be on display at the new Public Works facility for the next 12 months. The Township had three employees place in the top ten.

601 WEST CHESTNUT STREET: The Committee received a request dated September 21, 2006 from David Stair, Loss-Stair Civil Engineering, Inc., on behalf of SLW Limited Partnership, for a waiver of the storm water management design criteria for 601 West Chestnut Street. They are proposing to install additional paved surfaces for parking. Engineer Bortner stated that what they are proposing should not cause any problems.

AVION WAIVER REQUESTS: The Committee received a request dated September 20, 2006 from David Stair, Loss Stair Civil Engineering, Inc., on behalf of the Stone Ridge Development Corporation requesting several waivers to the Avion Subdivision plan. They are requesting a waiver of the street design requirements specifically for making improvements (cartway widening, curbing, and sidewalks) to Bankert Road since it was decided that it should become a one-way street allowing only traffic to enter from Blooming Grove Road. They are also requesting a waiver to not construct curbing and sidewalks along Blooming Grove Road. If they go with curb along Bankert Road they will have to get a new PENNDOT permit. If they are not required to go with curb and sidewalk and make it a one-way street there should not be problem with the existing permit. Engineer Bortner stated he would like to see the trees removed from the right-of-way along Bankert road. They are also requesting a waiver from the cul-de-sac requirement in order to construct a dead-end street on Rivera Drive, which would provide a connection to an adjoining property if it were developed in the future. There are no driveways proposed on Rivera Drive. Engineer Bortner stated that he usually advises against installing dead end streets, but in this case there is no reason for the Township vehicles to access the street except as a place to push snow. The third request is for modification of the curves because they cannot meet the minimum radius requirements. There are also some problems with the lot layout with the proposed roads and curves. Lot five particularly would be reduced because of the steep slope requirement and the zoning ordinance requirement that a lot provide one acre that meets the ordinance. They are requesting a waiver to create a double frontage lot that is improved with the existing dwelling and outbuildings that fronts Blooming Grove Road and will also have frontage in the rear of the lot from a proposed development street. The Planning Commission will review these requests at their next meeting.

RUTTER'S FARM STORE: The Committee reviewed the Rutter's Farm Stores land

development plan. The Penn Township Zoning Hearing Board is being sued by Derrick Higgs because of the special exception that was given to Rutter's for the proposed store on York Street. The Public Works Committee is somewhat concerned about the entrance off of Blooming Grove Road being a right turn only and the traffic it may create on some of the residential streets. The traffic signal permit will have to be in Penn Township's name. The Committee had no other problems with the plan as proposed and likes the turning lanes and widening on Hirtland Avenue.

ARNOLD SUBDIVISION: The Committee reviewed the Arnold subdivision on Earl Street. There was some discussion about them proposing to build in the flood plain. It was noted that the area is prone to flooding. The Township has previously approved plans that allowed construction in the flood plain.

PUBLIC WORKS FACILITY: Engineer Bortner stated that work has begun on the interior walls; they finished the mechanics bay, and will begin the individual rooms. Some of the paving, the roof, and the drainage in the maintenance area will be installed in the next several days. The emergency generator is on site, the electric and phone lines are in. The walls in the office area are being installed. There has only been one change order so far for \$1800.

WHISPERING RUN: Manager Garvick presented a phasing plan for the Whispering Run development. The developer would like to construct the project in two phases. The two proposed phases do not have any connecting streets. The Township is working with county planning to make sure everything is in line for the project. The Township will receive the dedicated recreation land during the first phase.

MT. OLIVET CEMETERY: The Township received a request dated September 8, 2006 from Mt. Olivet for a waiver of the building permit fee for paving done on an existing driveway. This was discussed at the Finance Committee meeting on 10-2 with no decision being rendered. The Manager informed the committee that the work is already done and all that remains is a decision on refunding the \$245 building permit fee. The Committee recommended denying the request.

RECREATION MATTERS: Manager Garvick provided the committee with a memo showing several different climbing walls that could be used at the various recreation areas. The equipment would allow several children under the age of twelve to climb at one time. The prices range from a few thousand dollars to twenty five thousand dollars. The Township may look at some future grants or donation for the equipment.

YOUNG'S WOODS: Commissioner Stauffer stated that the Lions Club would like to do some work on the pavilion that they use for their chicken barbeques. Manager Garvick stated that they would need a building permit which the Township would apply for and then they can proceed with the work. Manager Garvick will discuss with Dave Gordon to find out what the Club wants to do. The Township has also repaired a yard hydrant water leak in the park.

BECK MILL ROAD: Commissioner Stauffer was concerned about the poles and wires located along Beck Mill Road. Engineer Bortner stated that the Township would temporarily pave the area were the sewer repairs are being done but does not have anything in the budget for additional repairs. There was some concern about the hole along the road and the potential problems that could arise.

GRANDVIEW ROAD CURBING: The Committee was concerned about the time line that

the Township has to assess those property owners who received curbing improvements in conjunction with the Grandview Road improvements that were completed in late spring by PENNDOT. Manager Garvick will check with the Solicitor as to how long the Township has to assess a property owner.

REFUSE COLLECTION BIDS: There were two bids received for the refuse collection. The lowest bidder appears to be York Waste at \$1.75 bag for 2007. The bulk collection is included in the bag price. The bid received from York Waste is for three years with a two-year option that can be exercised by the Township based upon the CPI index. There is no fuel escalator clause.

BRUSH & LIMB: Engineer Bortner stated that brush and limb collection will begin Monday and that leaf collection will begin at the end of the month.

The meeting adjourned at 8:10 p.m.

Respectfully Submitted

Jeffrey R. Garvick, Manager

MINUTES
PUBLIC WORKS COMMITTEE
NOVEMBER 7, 2006

The Penn Township Public Works Committee met in public session on Tuesday, November 7, 2006 at 7:00 PM. Present were Chairman Johnson and Commissioners Felix, Stauffer, Klunk and Heilman. Also present were Manager Garvick, Administrative Assistant Kristina Rodgers, Engineer Bortner, and Highway Foreman Mahan.

ANNOUNCEMENTS: None.

CITIZENS COMMENTS: Dave Webster, 28 Blue Spruce, expressed concern about the intersection of Clover Lane with Baltimore Street and when the traffic signal will be installed, since the Township has already approved the resolution for it. The Committee informed Mr. Webster that the Township has prepared the appropriate paperwork, including the required resolution, and forwarded it to PENNDOT who will have to approve the permit and the design of the signal. They also informed him that they could not give him a timeline of when PENNDOT would approve the permit or install the signal because there are other approved projects within the Township that were projected to be completed by now and have not yet been started. Mr. Webster stated that the Township should not wait for the developer to construct the signal since the intersection is so dangerous, in his opinion. He feels that we should simply move ahead immediately and pay for the installation. Commissioner Klunk informed him that the developments along and adjacent to Clover Lane are the reason for the signal being approved in the first place. Without those developments, the traffic counts would not warrant a signal. And it doesn't make sense for the Township to expend funds when the developer is willing to construct the signal at his expense. The Committee suggested that he contact his state legislators with his concerns if he feels that the Township or PENNDOT is not moving quickly enough.

DUNKIN DONUTS: Britesh Patel, representing Dunkin Donuts addressed the committee for additional signage for their new store at Grandview Plaza. Dunkin Donuts is a tenant on an outparcel at the Plaza. When the shopping center was constructed in the mid 1990's the Township was going through a zoning ordinance update, which resulted in an agreement between the developer and the Township for 162 square feet of signage per out parcel. At the time, it was anticipated that this would be a sufficient amount of signage for any tenant. However, this parcel has a building with four tenants and the signage needs to be shared among them. Mr. Patel stated that when the land development plan was submitted Zoning Officer Menges told him that Dunkin Donuts could have a total of 162 square feet of signage. But when the permit application was submitted to the Township the terms of the agreement were then noted. Mr. Patel stated that because they do not have the required amount of signage that Dunkin Brands mandates they are losing business. Mr. Patel has studies that indicate that a certain amount of signage produces a certain amount of business. He is requesting a 12' high pylon sign of about forty square feet. This would be smaller than the existing pylon signs in the plaza. The Committee stated that they would speak to the Township solicitor about what can be done to amend the agreement and would have an answer for Mr. Patel at the December 5, 2006 Public Works Committee meeting.

PUBLIC WORK FACILITIES: Manager Garvick reported that the floor has been poured at the public works facility and the office area is being worked on. Manager Garvick will be meeting with Moorefield communications at the facility to discuss the installation of a phone system that will connect to the wastewater treatment plant and the Township office. The Township requested additional black topping but the proposed price was too high so only

the black top on the approved plan will be installed next spring. The project is on schedule.

210 BANKERT ROAD: The Committee received a request dated September 8, 2006 from Noah and Carolyn Baublitz for a waiver of the residential street lighting requirements, the sidewalks and curbs at a home on 210 Bankert Road. The Committee recommended a temporary waiver of the sidewalks and curbs but recommended requiring the residential light.

IVAN DUTTERER INC.: The Committee received a request from Ivan C. Dutterer Inc. for a waiver of the land development requirements to install a parking lot. It was noted that land development plans were submitted and approved in previous years but what was on the plans was never completed. The Committee recommended that the request be denied.

LEXINGTON DRIVE: The Committee received a petition from a group of residents on Lexington Drive requesting assistance regarding the steep bank that is to the rear of their homes. The approved subdivision plan called for the planting of crown vetch to help keep the area maintenance free but to date the plant has not taken hold. The residents claim that the developer did not plant the product according to the plan but the developer states that he planted it several times and the residents are not maintaining it properly for it to grow. In addition it was noted that the Township has sent out violation letters to the residents about the excessive growth in this area of other plants and as a result the property owners have mowed the area. Some of the property owners were not aware that they owned the area when they purchased the property. The Committee will review the plan with the Township Solicitor and the residents will be attending the December 5, 2006 Public Works meeting.

BOWMAN TRACT APARTMENTS: The Committee reviewed the Bowman Tract Apartment plans, which has not been reviewed by the Planning Commission recently. The current home on the property will be removed. This is a private development.

WALLEN TRACT APARTMENTS/SOUTH WEST CROSSING: Burkentine and Sons have purchased the Wallen Tract Apartments plan that was submitted by Baxter Investment Group. The plan is now know as South West Crossing. There is only one entrance into the development. There is an existing duplex on the property. There is an emergency access listed on the plan. This is a private development. There was some discussion about the collection of trash and recycling.

BAXTER INVESTMENT: The Committee reviewed the Baxter Investment plan for a two-lot subdivision in the Pigeon Hills. Engineer Bortner stated that John Ling claimed that the improvements were made to the access drive per the recommendation of the zoning hearing board. There is concern about the house addresses being Woodridge Drive along with no setbacks listed for Buck lane. Engineer Bortner suggested that steep slope overlay should be addressed on this plan.

STONEWICKE: The Committee reviewed the Stonewicke plan for the subdivision of a parcel for the future PTVES fire station.

EARL STREET: The Committee reviewed the two-lot subdivision on Earl Street for two residential homes in the flood plain. There are certain code requirements that they are going to have to meet in order to build the homes, including building eighteen inches above ground level and waterproofing of the structure.

BROOKSIDE AVENUE: The Committee reviewed the Brookside Avenue plan, which has

access driveways from all the units on to a public street. Engineer Bortner stated that this is a flaw in the current zoning ordinance. The plan did receive approval from the Zoning Hearing Board for the creation of the units.

HOMEWOOD: The Committee reviewed the Homewood plan for four additional cottages.

LAUREL SUMMIT: The Committee reviewed a plan for Laurel Summit that is located partially in Penn Township and partially in Heidelberg Township. Both Heidelberg and Penn Township have a sliding scale for development and Penn Township has steep slopes in their ordinance. There was some concern about how to review the plan.

2007 BUDGET: The Committee reviewed the 2007 public works budget. The public works department will operate with the same number of employees it currently has. The cost of utilities was increased in the budget because of the new building. The Township has been constructing several handicapped intersection ramps every year and there are some listed in the budget but it may take another year or two to complete all the Township is required to install. Engineer Bortner stated he is figuring \$500 a ton for black top in 2007. Engineer Bortner stated that there are several sewer repair projects that have not been included in the budget. The Grandview overlay project is not in the budget because of the impending development projects that are planned for the area. The project is listed on the ten-year improvement plan and Engineer Bortner is concerned about not completing projects when called for on the plan. Manager Garvick reviewed the available funds in the three accounts being used for the public works facility and proposed roads projects. For some of the proposed road projects the timing is not right to complete because of pending development approvals around them. The Committee reviewed the recreation budget, which includes the resealing of the Kid Kingdom creative playground.

LEAVE COLLECTION: Engineer Bortner stated that leaf collection had begun and will continue until the beginning of December or the first snowfall. Brush collection has been completed for the year. Any individuals that missed the collection can take their material to H&H or store it until the spring.

The meeting adjourned at 8:50 p.m.

Respectfully Submitted

Jeffrey R. Garvick, Manager

MINUTES
PUBLIC WORKS COMMITTEE
DECEMBER 5, 2006

The Penn Township Public Works Committee met in public session on Tuesday, December 5, 2006 at 7:00 PM. Present were Chairman Johnson and Commissioners Felix, Stauffer, Klunk and Heilman. Also present were Manager Garvick, Administrative Assistant Kristina Rodgers, Engineer Bortner, and Highway Foreman Mahan.

ANNOUNCEMENTS: Commissioner Johnson stated that an executive session was held last night following the Finance meeting for the purpose of discussing a personnel issue.

CITIZENS COMMENTS: None.

LEXINGTON DRIVE: There were several residents from Lexington Drive who were concerned about the failure of the developer (Mummert Enterprises) to complete the improvements in the development. William Keane, 26 Lexington Drive, Ruth Carson, 28 Lexington Drive, Dale Oaks, 30 Lexington Drive, Linda Duby, 12 Lexington Drive, and Susan Johnson, 18 Lexington Drive, expressed concern about the steep graded area that is located behind their homes and the lack of vegetation on it. The property owners claimed they were not aware that they became owners of the area when they purchased their homes. Some of them have received violation letters from the Township because of the weeds that were growing on the hill. Some of them took measures to eliminate the weeds by hiring someone to take care of the problem. Some tried to cut the weeds themselves but ended up slipping and falling because of the steep grade. They all feel the hill is a safety issue and they should not have to take care of it to the same standards as other lawns in the community. They would like the Township to help solve their problem with the developer. The group was informed that the developer claims that he has planted crown vetch on two occasions. The property owners need to keep the heavy weeds out of the crown vetch until the vetch takes hold or the weeds will smother out the vetch. The Committee suggested that since this is an issue regarding private property the residents should all get together and approach the developer as a group to seek a solution.

DUNKIN DONUTS: Dunkin Donuts, Grandview Plaza, is requesting that the Commissioners amend the 1996 agreement between Grandview Estates, Inc. and Penn Township regarding the out parcels and the amount of signage they are allowed to have. The agreement between the developer and the Township allows for 162 square feet of signage for each out parcel on the property. The new sign ordinance adopted in April 2004 allows each parcel to have 100 square feet of signage. When the plaza was being developed each parcel had only one unit but this parcel has four units, which needs to divide the 162 square feet of signage. Dunkin Donuts does not feel that the approximately 40 square feet of signage they have is sufficient and should be allowed the one hundred square feet allowed by the ordinance. The Solicitor stated that the Township couldn't grant relief under the ordinance but that if they wanted to they can prepare an additional agreement between the plaza owner and the Township. There is one other business that would like to have an advertisement on a pylon sign. The Committee recommended that

the current agreement be maintained.

GATEWAY HANOVER: The Committee reviewed the revised Carlisle Crossing plan, which is now known as Gateway Hanover. The plan has been revised since ownership has changed. There was some discussion about the properties located within Penn Township and Conewago Township, Adams County. It was stated that the signalized intersection now appears to be located in Conewago. This plan shows about double the amount of retail area than was in the original plan. Wilson Drive shows an extension through the Township, which will make it a Township road.

PUBLIC WORKS FACILITY: Engineer Bortner stated that a construction job conference is being held tomorrow for the new public works facility. He stated that everybody is on schedule and are waiting for the plasterer's to complete finishing the office walls. Projected completion is still to be late January or early February.

SOUTH WESTERN SCHOOL DISTRICT: The Committee received a request dated November 22, 2006 from the South Western School District for a waiver of Article VII and Article IV Section 404 of the Township's Subdivision and Land Development Ordinance. They are requesting a waiver of the storm water management requirements because the proposed improvements will not generate more than a ten percent increase in the 2-year predevelopment peak discharge rate and will not cause an adverse impact on the receiving watercourse. They are also requesting a waiver of the Environmental Impact Study requirement due to the relatively small size of the project and the minimal disturbance being proposed. The Committee reviewed the subdivision plan that was submitted along with the request. The Committee recommended approving the request.

STAFF AMUSEMENTS: The Committee received a request dated November 21, 2006 from Staff Amusements for a waiver of a subdivision and land development plan to add additional parking to the rear of their facility at 581 W. Chestnut Street. They had a plan approved in October but want to add additional parking since it was approved. Engineer Bortner stated that they are not proposing any storm water management improvements. There was some concern that at a future date they may request additional waivers. The Committee recommended denying the request.

BRUCE L. JONES: The Committee received a request dated November 13, 2006 from Bruce L. Jones for a waiver of a land development plan for a proposed dry materials storage building. This building will be built over an existing paved area but is slightly larger than the impervious area. The Committee recommended denying the request.

RECREATION MATTERS: The Committee received a request from PA Intensity for the use of the ball fields at the Community Park. After much discussion the Committee suggested that the teams be notified by letter that requests are being taken for the use of the fields next year and survey when on Saturdays they would like to use the fields. The teams will be required to have their requests along with the survey returned to the Township by January 3, 2007. The Public Works Committee will review the requests at the January meeting. The Committee is reviewing the possibility of not allowing field

reservations for portions of Saturday and Sunday. This would allow those folks who rented the pavilion(s) access to the fields. The Committee will review tournaments on an individual basis. There was some discussion about the control over the equipment box. It was suggested that there will be a ten-dollar deposit for each person that wants a key for the box and once the key is returned at the end of the season the deposit will be refunded.

CITIZEN'S COMMENT: Susan Johnson, 18 Lexington Drive, requested clarification on who will be plowing the snow this winter on Lexington Drive. Manager Garvick explained that the Township does not plow snow on undedicated streets and that the homeowners should contact the developer about snow removal until the streets are dedicated. Manager Garvick also explained that the Township does have an improvement bond for Lexington Drive and if the developer does not complete the improvements the Township will be using the bond funds to finish the improvements. She was also concerned about the lot on which there is material being stored. The Township will inspect the lot but there is not much they can do if the material is construction stuff because it is private property.

The meeting adjourned at 8:50 p.m.

Respectfully Submitted

Jeffrey R. Garvick, Manager