

MINUTES
PUBLIC WORKS COMMITTEE
APRIL 4, 2022

The Penn Township Public Works Committee convened on Monday, April 4, 2022, following the Public Safety Committee Meeting at 7:36 p.m. Present were Chairman Heiland, Commissioners Berlingo, Brown and Elksnis. Also present were Township Manager Rodgers, Police Chief Hettinger, Fire Chief Clouser, Township Engineer Bortner, Zoning Officer Smith and Township Secretary Sweeney. The following items were discussed:

ANNOUNCEMENTS: There were none.

APPROVAL OF THE MINUTES: The minutes of the March 7, 2022, Public Works Committee meeting were approved as submitted.

CITIZEN'S COMMENTS: Mr. Joe Silbaugh, 1649 Broadway, Markets at Hanover, stated he submitted an application for a consideration of waiver for the size of trees, and did not see this on the agenda this evening. Engineer Bortner stated that it can be discussed later under Subdivision and Land development plans. He stated that it is a revised plan, not a physical waiver request.

Ms. Barbara Rowlett, 9 Cantera Way, wanted to talk about the permitting costs. She said the costs of improvements are already expensive, and then you have to pay a fee for the permit per square foot for a patio and a walkway. She said she is not sure if the fees are published anywhere. Chairman Heiland stated that the fees are updated every year and passed by resolution and published on our website. She said she also has to pay HOA fees. She feels that if she has to pay for an Engineer to review the plans, why does she need to get another independent company to review again. She feels the whole process is convoluted. Chairman Heiland stated that the Township has no control over HOAs, but the Township has the responsibility to be sure that the residents are completing their projects correctly and safely. Chairman Heiland thanked Ms. Rowlett for her comments and will take them into consideration next time the fee resolution is reviewed and adopted. He advised Ms. Rowlett to consult with Zoning Officer Smith and wished her well with her project.

BRIDGE INSPECTION REPORTS: Engineer Bortner reported that York County, as part of their liquid fuels fund from the state, does the inspections for bridge structures that have a span of more than twenty feet. Penn Township has four of those structures; Blettner Avenue, Ridge Avenue, Karen Lane and Barnhart Drive. HRG has been doing the inspections, with recommendations. Blettner Avenue and Ridge Avenue guide rails will be addressed later on the agenda. Barnhart Drive has a guide rail issue that is not scheduled in the guide rail contracts, he asked if it should be added, or budget for next year. Permits will be needed for the scour work for Ridge Avenue, Blettner Avenue, and Barnhart Drive, this was not budgeted for this year, he asked the Committee if he should begin work on obtaining the permits or wait until next year.

PARK HEIGHTS BLVD. REALIGNMENT: Engineer Bortner reported the permit has been received. Four easements need to be obtained. Project is moving forward. Utilities need to be relocated.

Engineer Bortner also reported on the Bankert Road culvert, everything has been obtained, except the relocation of the utilities. He would like to see confirmation for the move of the utilities prior going to bid.

GUIDE RAIL CONTRACTS: Engineer Bortner reported that during the preconstruction meeting PennDOT changed their specifications, and there is a change order for the contract. There is a reduction in cost of \$6,960.00. There is also a notice to proceed. The other projects for guide rail installation is for Cooper Road, Blettner Avenue, and Industrial Drive. Easements are needed for Blettner. Barnhart Drive will need guide rails, and Engineer Bortner asked the Committee if he should add the work for this year or wait until the 2023 budget. Chairman Heiland suggested to complete what we have and add in the future.

SUBDIVISION AND LAND DEVELOPMENT PLANS: Engineer Bortner gave the committee a review of the current Subdivision and Land Development Plans. Current Plans are:

- SL17-10 – Mustang Pointe
- SL20-09 – Pero Farms Hanover Facility LLC
- SL21-01 – Clover Lane Development (Stonewicke V)
- SL21-05 – Elsner Engineering Works
- SL21-09 – Porter and Warehime Property, BPR LLC
- SL21-12 – Above & Beyond Christian Child Care Center
- SL22-01 – Water Street Four, LLC
- SL22-02 – Arcland Self Storage
- SL22-03 – Panther Cat, LLC
- SL22-04 – The Trone Family Trust
- SL22-05 – Silbaugh Investors, LP
- SL22-06 – South Heights Manor
- SL22-07 – Carroll County Christian Center

Township Engineer Bortner reviewed the four new plans, The Trone Family Trust, Silbaugh Investors, LP, South Heights Manor and Carroll County Christian Center.

Mr. Joe Silbaugh, Markets at Hanover, along with Mr. Brad Lehman, Kinsley Construction and Mr. John Henry, Port Royal, were in attendance to discuss the revised plans for the Markets at Hanover. Mr. Lehman stated that during a post construction meeting, they discovered a water line, and installed several rain gardens. They are now requesting to reduce the caliper of trees from 2.5 to 1.5, for the buffer yard, so they can be planted by hand. The rain gardens are functioning very well and they do not wish to bring trucks through, as they would pack the ground. Engineer Bortner stated that the

1.5 caliper tree would meet the Zoning Ordinance requirements. A waiver would not be needed, the revision would come through on the Land Development plan.

Engineer Bortner reported on the Trone Family Trust Land Development Plan. He said this is a revised plan, where the existing trees were planned as a buffer yard, and they were mistakenly cut down. There is now a stormwater management system in the way and the Borough does not want the trees to be replanted. They are proposing to install a vinyl fence, along with a few trees placed were possible.

BONDS: Engineer Bortner suggested setting the bond amounts for Elsner Engineering Land Development Plan at \$177,632.95, and South Heights Land Development Plan at \$1,788,938.69. The Committee recommended approving the requests.

WAIVER REQUEST FOR CARROLL COUNTY CHRISTIAN CENTER: The Committee received waiver request dated March 1, 2022 from Hanover Land Services for Carroll County Christian Center requesting a waiver to section 402, preliminary plan requirements. The Committee had no issues with this request.

WAIVER REQUEST FOR ARCLAND-SELF STORAGE PLUS: The Committee received a waiver request dated March 21, 2022, from GHI, Inc, for Arcland-Self Storage Plus. Mr. Gerry Funk, GHI, Inc. was in attendance and reported they are requesting a waiver to place a fence in the easement area over a pipe that is used to drain stormwater, the pipe is not owned by the Township. Arcland will take over the maintenance of the pipe from the shopping plaza. This creates a hardship due to that a storage unit facility is required by the Subdivision and Land Development Ordinance to be surrounded by a fence. The Committee had no issues with this request.

WAIVER REQUEST FOR MISSIONARY BIBLE BAPTIST CHURCH: The Committee received a waiver request dated March 21, 2022, for a waiver to the requirements of the Subdivision and Land Development Ordinance. Pastor Mark Rohnke, stated the plan is for a twelve by thirty-five-foot addition for ADA compliant bathrooms. He is requesting to submit the plans with the building permit. Township Engineer Bortner has no issues with the plan being submitted with the building permit. Chairman Heiland stated that he would still like to see the plan when submitted. The Committee had no issues with this request.

WAIVER REQUEST FOR 577 HIGH ROCK ROAD: The Committee received a waiver request dated March 28, 2022, requesting waivers for Section 305, (Review of Plans), 402 (Preliminary Plan Requirements), 403 (Feasibility Report on Sewer and Water Facilities) and 404 (Environmental Impact Studies- Wetlands) of the Penn Township Subdivision and Land Development Ordinance in regards to the land development plan. Engineer Bortner reported that this is the plan to divide a property to an owner on each side of the road. The Committee had no issues with the requests, except for Section 305, they felt that Engineer Bortner should review the plans.

MS4 UPDATE: Manager Rodgers reported MCMs 1,2,3 and 6 are completed. There was no meeting with Hanover Land Services last month. Work continues on MCM 4, and 5. There is a concern that there are not enough dry days in the year to complete the required inspections. Our first report is due in September.

EXTENSION REQUESTS: Zoning Officer Smith reported he had no extension requests for this month.

RECREATION: Manager Rodgers reported we are waiting for the creative playground equipment to be delivered. There was a meeting with George Ely regarding the construction. There are plans in the works to have a grand opening celebration tentatively scheduled for July 2, 2022, and department heads are encouraged to attend.

OTHER MATTERS: There were none.

CITIZEN'S COMMENTS REGARDING THE DISCUSSION ITEMS: There were none.

The meeting was adjourned at 9:05 p.m.

Respectfully submitted,

Donna M. Sweeney,
Township Secretary