

MINUTES
PUBLIC WORKS COMMITTEE
NOVEMBER 7, 2022

The Penn Township Public Works Committee convened on Monday, November 7, 2022, following the Public Safety Committee Meeting at 7:21 p.m. Present were Vice-Chairman Elksnis, Commissioners Allison, Berlingo, and Brown. Also present were Township Manager Rodgers, Police Chief Hettinger, Fire Chief Clouser, Township Engineer Bortner, Zoning Officer Smith, and Township Secretary Sweeney. Chairman Heiland was absent with notice. The following items were discussed:

ANNOUNCEMENTS: There were none.

APPROVAL OF THE MINUTES: The minutes of the October 3, 2022, Public Works Committee meeting were approved as submitted.

CITIZEN'S COMMENTS: There were none.

RIDGE ROAD AND BLETTNER AVENUE BRIDGE PERMITTING: Engineer Bortner reported that he received the design proposal and professional engineering services agreement from C.S. Davidson for the Ridge Road and Blettner Avenue Bridges. He added that earlier today he received the proposal for the Barnhart Drive Culvert. The Committee recommended approving the agreements.

BONDS: Engineer Bortner suggested setting the bond amount for Stonewicke – Phase IV at \$247,398.80. The Committee recommended approving the amount.

2022 PAVING CONTRACT #1 CHANGE ORDER: Engineer Bortner reported that Kinsley has completed the paving in the township and the cost was \$8,536.28 less than the contracted bid. The committee recommended approving the change order.

YOUTH FOR CHRIST DRIVEWAY ENTRANCE: Engineer Bortner reported on the land development plan SL22-07 for Carroll County Christian Center. On the plan, there is a proposed entrance/exit way off Baltimore Street. Comments have been received from PennDOT, stating that the roadway that will more safely accommodate traffic would be Narrow Road. He stated that if the SR 94 entranceway is deemed to be necessary, appropriate justification must be provided and documentation from Penn Township and the local Municipal Planning Organization indicating their review/acceptance of the access to SR 94. Mr. Kris Raubenstine, Hanover Land Services, Inc., reported that the Youth for Christ administration is very adamant about not using an access on Narrow Road, through a residential community. He reported that the property is zoned commercial and if the accessway of Baltimore Street is removed, and if the property changes ownership in the future it would have commercial business running through a residential area. The Committee recommended having Manager Rodgers send a letter in support of keeping the SR 94 accessway.

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

- SL17-10 – Mustang Pointe
- SL21-05 – Elsner Engineering Works
- SL22-01 – Water Street Four, LLC
- SL22-03 – Panther Cat, LLC
- SL22-07 – Carroll County Christian Center
- SL22-09 – York Road Investments, LLC
- SL22-10 - 934 Baltimore Street – Cody Bentzel
- SL22-11 – Liberty Restoration & Construction, LLC
- SL22-12 – Holland Construction-100 Blettner Avenue
- SL22-13 – Stonewicke IV – 1025 Baltimore Street

The Committee thanked Engineer Bortner for the update.

HOLLAND CONSTRUCTION – 100 NORTH BLETTNER AVENUE WAIVER

REQUEST: The Committee received a request dated October 11, 2022, from Site Design Concepts on behalf of Blettner Avenue, LLC., requesting a waiver to Section 605, Landscaping and Buffer Yards when Industrial Use is adjacent to Residential Zones or Residential Uses. Engineer Bortner reported that this plan is partially in Penn Township, but primarily in Conewago Township. Site Design Concepts is proposing a modification to reduce the number of plantings in the buffer yard area and install six-foot solid vinyl fence in lieu of a five-foot open fence to provide the appropriate level of screening. The Committee recommended adding it to the Board of Commissioners Meeting Agenda.

JR D'ANGELO REQUEST TO CONSTRUCT A FENCE OVER A UTILITY EASEMENT:

The Committee received a request dated October 19, 2022, from RJ D'Angelo for a waiver to construct a fence over a utility easement. Mr. D'Angelo, the property owner, stated he applied for a permit to install the fence which was rejected. He presented a letter from Columbia Gas stating the gas line is abandoned and granting their permission to install the fence. Mr. D'Angelo stated that he has offered to have access gates on each side and accepts all liability for the fence. Mr. D'Angelo stated that several fences already exist within the easement area. The fence is already partially constructed and stopped once he was informed that he needed a permit. The Committee requested that the Zoning Officer investigate the other properties if and when permits were issued. The Committee recommended adding it to the Board of Commissioners meeting agenda.

BONNIE DAVIS POD WAIVER REQUEST: The Committee received a request dated October 17, 2022, from Jennifer Brossat, daughter of Bonnie Davis the property owner. She is requesting approval for two storage pods to be placed on the property indefinitely due to an emergency. She stated that the pods are necessary due to a water leak that has caused extensive damage to the interior of the home. She stated that the house repairs are slated to be completed at the end of March. Commissioner Berlingo

suggested contacting the restoration company, because storage pods are designed to be housed at a storage facility. She said that the company offered to store the pods at their Westminster facility, Ms. Brossat stated that they contain their personal belongings and is hoping for a waiver because of the emergency. Zoning Officer Smith stated that the ordinance allows for one pod for thirty days, with extension with the approval of the Manager. The Committee recommended adding it to the Board of Commissioner's meeting agenda.

RIDGE AVENUE PRELIMINARY LAND DEVELOPMENT AND SUBDIVISION PLAN

APPROVAL REQUEST: The Committee received a request dated October 6, 2022, from Thomas Nehilla, Barley Snyder, Attorneys at Law for a Preliminary Land Development and Subdivision Plan approval for Ridge Avenue. Mr. Paul Fish, Rettew, represented this request. Mr. Fish stated that the plan was issued a sewer exemption from DEP and there are five items left on Engineer Bortner's list. Two are related to earthwork. The letter presented from Barley-Snyder states that Conewago will not proceed with any earth moving, site preparation and/or construction work until all necessary permits and approvals are obtained. Mr. Fish added there are two other concerns, acknowledgment of ownership, which requires the owners to sign off on the plan, and Stormwater Management, he stated the DEP's items are administrative. The final concern being the NPDES permit, he reported that DEP stated that there are thirteen technical comments and anticipates having DEP approval by the end of the year. Engineer Bortner stated that the Stormwater Management plan is submitted with the final plan approval. Mr. Fish stated they are requesting the preliminary plan approval to keep the project moving. Mr. Pete Shovlin, Conewago, stated that they submitted for the NPDES permit to DEP back in March, and received technical comments in May. They are asking to move the project forward to possibly get final plan approval by the end of the year for tax purposes. The Committee recommended adding it to the Board of Commissioner's meeting agenda.

MS4 UPDATE: Manager Rodgers reported that the annual report was submitted. The next MS4 meeting is scheduled to be held at the end of November.

EXTENSION REQUESTS: Zoning Officer Smith submitted extension requests for SL17-10 Mustang Pointe; SL21-05 Elsner Engineer Works, Inc.; SL22-01 Water Street Four, LLC; SL22-03 Panther Cat, LLC; SL22-09 York Road Investments. The Committee recommended approving the request.

RECREATION: Manager Rodgers reported the park is open with the steps being closed. She has spoken with Engineer Bortner regarding having the sidewalks installed along Tyler Drive and Grandview Road. She contacted Mr. Mears regarding the projected projects for 2023-2024. She reported that she along with Commissioner Heiland, and Engineer Bortner inspected all the parks in the Township. Commissioner Heiland has a list of recommendations for the Committee.

OTHER MATTERS: Vice-Chairman Elksnis asked for an update on the paver. Engineer Bortner reported that the paver was ordered last Thursday, with projected delivery today or tomorrow.

Engineer Bortner reported that he has requested pricing for the repair of the inlet that collapsed along York Street and Ruel Avenue and there has been a delayed response with receiving the information.

Mr. Kris Raubenstine, Hanover Land Services, Inc., Mr. Nate Osborne, South Western School District, and Mr. Brian Haines with Crabtree, Rohrbaugh & Associates were in attendance. Mr. Raubenstine presented a plan proposing changes and additions at South Western School District that include paving changes, parking realignment, landscaping, and changes to the technical classrooms. With the increased need in the mechanical and technical industries, there will be an addition of an outside tech classroom. Mr. Osborne stated that all the construction is in the long-term range, with six buildings, they are trying to address a building every four years. Vice-Chairman Elksnis asked about growth in Penn and West Manheim Townships. Mr. Haines stated that they have been looking at the growth of the past ten years, and with a projection for the future, they are not seeing a drastic spike in student attendance. The current enrollment is approximately 1,280 students, and they are planning for a growth to accommodate approximately 1,525 students. They are addressing security issues and limit access to the building. The Committee thanked Mr. Haines for the information.

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

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Donna M. Sweeney,
Township Secretary