

Londonderry Township Board of Supervisors  
July 5, 2005

The Londonderry Township Board of Supervisors held their regular scheduled Board meeting on Tuesday, July 5, 2005, at the Municipal Building, 783 S. Geyers Church Road, Middletown, Pennsylvania, and beginning at 7:00 p.m.

Present:

William Kametz, Chairman, Board of Supervisors  
Ronald Kopp, Vice Chairman, Board of Supervisors  
Andy Doherty, Member, Board of Supervisors  
Daryl LeHew, Member, Board of Supervisors  
Miles Caughey, Township Manager  
Brenda Shuey, Secretary/Treasurer  
Mike Poletti, Township Engineer  
Robert Knupp, Township Solicitor

Excused absence:

Anna J. Dale, Member, Board of Supervisors

PUBLIC HEARING – Conditional Use/Cluster Option – School Heights Village

Mr. Knupp, Solicitor, stated that an application for consideration for Conditional Use/Cluster Option has been received from School Heights Village for property located along Rt. 230 (East Harrisburg Pike) which consists of 196 acres currently zoned R-1.

The developer proposes to develop 168 single family detached dwelling units, all proposed on minimum lot sizes of 15, 000 sq. ft. There is approximately 96 acres of open space and approximately 17 acres being reserved for future commercial development.

Citizen's Input:

- 1) Bart Shellanhamer, Fire Chief
  - Are they connecting to public sewer and water? Yes
  - Concern with three cul-de-sacs with moving the fire equipment around.
- 2) Leonard Dobson
  - Home association how can that issue be brought up at this time? – Required by ordinance.
  - Who will maintain streets – dedicate to township
- 3) Bill Kametz
  - Total square footage for home – maximum 4500 sq. ft.

Mr. Kametz closed the Public Hearing at 7:15 p.m., and called the regular Board meeting to order.

REGULAR MEETING: Troop 594 opened the meeting with the salute to the flag.

- 1) Citizen's Input – Charlie Suhr, Attorney for Keystone Systems Service, for property located at 277 Lauffer Road.
- 2) State Police Report – No Report
- 3) TMI Report – No Report
- 4) Minute approval – Mr. LeHew moved to approve the June 6, 2005 minutes as posted, Mr. Kopp seconded the motion. Motion approved.
- 5) Manager's Report
  - a. Manager's contract – Mr. LeHew moved to accept the manager's contract as negotiated, Mr. Doherty seconded the motion. Motion approved.
  - b. Mr. Kametz thanked Mr. Caughey for the 3 years of service.
- 6) Secretary/Treasurer's Report
  - a. Request payment from:
    - i. General Fund - \$135,278.91
    - ii. Golf Course Fund - \$75,006.04
    - iii. State Fund - \$16,601.97

Mr. Kopp moved to approve the bills as requested, Mr. LeHew seconded the motion. Motion approved.

- 7) Planning Commission Report – Mrs. Basehore reported:
  - a. Moore Lot add-on – Plan approval

Mr. Kopp moved to approve the Moore lot add-on pending compliance with the Engineering comments, Mr. Doherty seconded the motion. Motion approved.
  - b. Analytical Lab – waiver request for filing land development plan

Mr. LeHew moved to deny the Analytical Lab request as recommended by the Planning Commission, Mr. Doherty seconded the motion. Motion approved.
  - c. Junk Cars – Solicitor is reviewing

- 8) Solicitor's Report – Mr. Knupp reported:
- a. Manager's Consulting Agreement - Contract to retain Miles Caughey on an hourly basis when needed particularly with the salt litigation..

Mr. Kopp moved to accept the contract as recommended by Mr. Knupp, Mr. Doherty seconded the motion. Motion approved.

- b. Waste water Facilities transfer agreement – Derry Township Municipal Authority has sent the Township a transfer agreement but the Service agreement is still being drafted by the attorney. Mr. Knupp recommends waiting on the service agreement so action can be taken on both agreements at one time.
- c. Lower Dauphin Regional Comp Plan Resolution –
  - 3 of 5 municipalities are still participating – Londonderry, East Hanover and Hummelstown Borough.
  - Not permanently attached to plan – can make changes and withdraw from plan at any time.
  - Planning Commission tabled action until revised plan has been received.

Board tabled until final revisions are received and Planning Commission review and make recommendation.

- d. West Shore COG – Update
  - May 2<sup>nd</sup> – adopted resolution 2005-3, pursue enrollment
  - 15 members and three counties (Cumberland, Perry & York) amended bylaws to include Dauphin County.
  - Act 45 joint appeals Board costs
    - \$375.00 quarterly payment
    - \$300.00 Start-up fee (1x fee)
    - \$200.00 E&O Insurance (1x fee)
    - \$875.00 Total due to West Shore COG

Mr. LeHew moved to approve payment and to send letter of intent, include statements from each Supervisor stating they have read the bylaws, and forward the names of delegate: Daryl LeHew and alternate: Steve Letavic to enroll and participate in the West Shore Council of Government programs, Mr. Kopp seconded the motion. Motion approved.

e. Appointment of Special Counsel – Federal Housing Amendments Act

Charles Suhr, Attorney, Keystone Service Systems, Inc – 277 Lauffer Road, wants to operate specialized facilities offering group living arrangements to support people who experience mental illness and need assistance meeting their daily living needs. The facility proposed will be licensed as a Long term structured Residence by PA Dept of Public Welfare. Facilities house up to 15 individuals and are staffed 24 hours per day by personnel who are trained to care for individuals with mental illness.

Citizen's Input:

Keri Blouch – Where are they coming from?

Londonderry has no local police force

Employed as a registered nurse and has heard Keystone is a good service.

Skip Campbell – Township resident and familiar with the people that are planning to move into facility.  
Facility housed in the past – unwed mothers  
Not type of people we want living with our children, in our area which have to be under lock and key.  
Totally opposed.

Mr. Knupp is recommending Mark Stewart to serve as Special counsel for his expertise at the rate of \$200.00 per hour.

Mr. LeHew moved to appoint Mark Stewart as Special counsel as recommended by Mr. Knupp, Mr. Kopp seconded the motion. Motion approved.

9) Engineer's Report – Mike Poletti reported:

a. Tollhouse Road Traffic Light project update:

- Waiting for Met-ed to turn the power on
- Final walk thru with Contractor, PennDot and Township staff can not be done without lights being operational.
- Board directed Mr. Letavic to contact Met-Ed.

b. Hills of Waterford – Proposed drainage easement

- Mr. Foreman is currently obtaining signatures for the easements.
- Received plans to show residents of the corrections to take place on their property.

- c. Newberry/Swatara Creek Culvert
    - Project out to bid and bid opening scheduled for July 8<sup>th</sup> at 1:30 p.m. at the Township office.
    - 5 contractors picked up bid packages.
    - DEP permits are in the mail.
  - d. Sunset/Request to lumber land locked parcel
    - Requested by Board to provide cost opinion – 10 loads from site and revised damage cost opinion \$16,800.00 with note that they would be driving in the center of road and not along the edges of the road.
    - Appraisal – need to have current appraisal with and without lumber on parcel.
- 10) Emergency Management – Mr. Kametz announced that Sam Naples is in the Harrisburg Hospital room #501 due to an illness.
- 11) Park and Recreation Report - Scott Schmittal reported:
- a. Natural Lands Trust – Enter into agreement for a fee of \$500.00 so they could review current ordinances and maps for growing greener. Grant money is available and helping to pay for this research. The Board agreed to allow Park and Recreation Committee to enter into agreement.
- 12) Department Reports
- a. Golf Course Report – Mike Johnson reported:
    - Jr Golf Program to begin – July 25<sup>th</sup> – July 29<sup>th</sup> 6 p.m. to 8 p.m.
    - Total June receipts - \$141,294.99
    - Open 30 days
  - b. Road Report – John Kesler reported:
    - Work completed:
      - i. Street signs replaced along Rt. 441 – Engle, Peck, Red Hill, Meadow, Laurel, Maple Acres, Geyers Church and Water Street.
      - ii. Patching – Foxianna and Geyers Church Roads
    - July work scheduled:
      - i. Seal coat – Foxianna, N. Geyers Church, Locust Grove, Meadow, Orchard, Laurel, Miller, Peck and Schoolhouse Roads.

- ii. Pipe replacement/repairs – Roundtop, Kennedy, Ivy, Autumnwood and Pasture.
- c. Building/Code Enforcement – James Foreman reported:
  - i. Building permits issued June – 11  
Zoning permits issued June – 17  
Building fees collected - \$5,318.00  
Zoning fees collected - \$850.00  
Building permits finalized – 10
  - ii. Harry Foreman Estate/Foxianna Road – Sewage encroachment  
Received letter from Marvin Stoner asking the Board to grant a waiver to Harry Foreman Estate for encroaching on the well isolation distance and requesting the owner to forward letter to Township relieving Township of all liabilities in case of malfunction.

Mr. LeHew moved to accept Mr. Stoner's recommendation and grant the waiver for encroaching on the well isolation distance and that a letter from the owner relieving the Township of all liabilities must be received, Mr. Kopp seconded the motion. Motion approved.

- iii. Resolution 2005-5 – Sewage module for Richard Hoover

Mr. Kopp motioned to approve Resolution 2005-5 pending the seal is received on the Phase 1 Hydrology study, Mr. LeHew seconded the motion. Motion approved.

13) New Business:

- a) School Heights Village – Mr. Kopp moved to grant the conditional use/cluster option for 196 acres located between Rt. 230 and Schoolhouse and Beagle Roads, Mr. Doherty seconded the motion. Motion approved.
- b) Work Session has been re-scheduled for July 20<sup>th</sup> beginning at 7:00 p.m.
- c) The Board agreed to permit Mr. LeHew to work with Dave Hickernell to obtain a grant of \$100,000.00 to help with the problem at Colebrook Road Stormwater.

Mr. Kametz thanked Daryl for working on the grant application and to thank Dave Hickernell for all his work with helping the Township.

Board of Supervisors Meeting

July 5, 2005

Page No# 7

- d) Mr. Shellanhamer stated that he heard that there is going to be an additional light at Swatara Creek and Vine Street – he is asking that a letter from the Township be sent to Derry Township asking that the emergency 3M feature be included on the light. The Board directed Mr. Letavic to send letter.
- 14) Citizen's Input
  - a. Leonard Dobson – concerned with light not working.

Mr. LeHew moved to adjourn the meeting at 9:35 p.m., Mr. Kopp seconded the motion. Motion approved.