

LOWER PAXTON TOWNSHIP
BOARD OF SUPERVISORS

Minutes of Board Meeting held March 7, 2006

A business meeting of the Board of Supervisors of Lower Paxton Township was called to order at 7:38 p.m. by Chairman William B. Hawk on the above date in the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

Supervisors present in addition to Mr. Hawk were: William C. Seeds, Sr., William L. Hornung, Gary A. Crissman, and David B. Blain.

Also in attendance were George Wolfe, Township Manager; Steve Stine, Township Solicitor; Lori Wissler, Planning and Zoning Officer, John Clark; Jeff Staub, Dauphin Engineering, Inc.; Michael Manning, Integrity Bank; and Dan Altemose.

Pledge of Allegiance

Mr. Hornung led in the recitation of the Pledge of Allegiance.

Approval of Minutes of January 10 & 17, 2006

Mr. Crissman made motion to approve the minutes of the January 10, 2006 administrative workshop meeting, and the January 17, 2006 administrative meeting. Mr. Blain seconded the motion, and a unanimous vote followed.

Public Comment

No public comment was presented.

Chairman & Board Members' Comments

No comments were provided.

Manager's Report

Mr. Wolfe noted that due to the lack of television coverage, he had nothing new to report. Mr. Wolfe noted that an article regarding the Koons Park plight would be published in the upcoming Township Newsletter.

OLD BUSINESS

Resolution 2006-11; Establishing a Greenway Plan Committee

Mr. Wolfe explained that the Parks and Recreation Board made a recommendation to the Board of Supervisors to form a Greenway Plan Committee and this was presented to the Board members by way of a Resolution. He noted that one change was made for the Resolution in that it was recommended that the Committee be made up of one member from the Community and one from the Lower Paxton Township Authority. He noted that the Parks and Recreation Board was unaware that the Lower Paxton Township Authority has the same membership as the Board of Supervisors plus one additional citizen member. He noted that the resolution was changed to read that two citizens members would be appointed to the Greenway Plan Committee as well as a member from the Parks and Recreation Board, Planning Commission and Shade Tree Commission, with staff liaisons from the Parks and Recreation Department and the Sanitary Sewer Department. Mr. Seeds noted that it was a good change, and the only alternative would have been to appoint Mr. Hoffer to the new Committee.

Mr. Crissman made a motion to approve Resolution 2006-11 to establish a Greenway Plan Committee as presented by Mr. Wolfe. Mr. Blain seconded the motion, and a voice vote followed. The motion passed unanimously.

Resolution 2006-10; Indicating compliance with the Municipal Police Officers Training Act in the expenditure of grant funds for training purposes

Mr. Wolfe explained that the Police Department wished to obtain funding from the Municipal Police Officers Education and Training Commission to conduct a Field Training

Officer class. He noted that in order to receive the funding, the Township must agree to comply with the requirements to designate that the funding received would pay for the above-mentioned training. He noted that the Resolution is ready for adoption at this time if the Board members so choose.

Mr. Crissman noted that it would make sense to adopt this Resolution since the Township would be allowed to send two officers tuition free to attend the class.

Mr. Crissman made a motion to adopt Resolution 2006-10, indicating compliance with the Municipal Police Officers Training Act in the expenditure of grant funds for the training purposes as indicated by Mr. Wolfe. Mr. Blain seconded the motion, and a voice vote followed. The motion passed unanimously.

NEW BUSINESS

Partial release of mortgage to the Colonial Park Fire Company

Mr. Stine explained that two years ago, the Township lent funds to the Colonial Park Fire Company in the amount of \$1.4 million to build a new fire station. He noted that, as part of the loan, the Township took back a mortgage on the property on Houcks Road, but also the second fire station located at 733 Firehouse Lane. He noted that the Colonial Park Fire Company has entered an agreement to sell the property at 733 Firehouse Lane and as part of the closing to finalize the sale; the mortgage would need to be released. He noted that the document is a partial release of mortgage which would only release the 733 Firehouse Lane property from the mortgage, with the other property remaining as collateral for the mortgage. He noted that a letter will be included in the sales agreement, that as a condition for the partial release of the mortgage, all proceeds for the closing would be paid to the Township. He noted that the agreement is ready for action at this time if the Board so chooses.

Mr. Blain made a motion to approve the partial release of the mortgage to the Colonial Park Fire Company for the property at 733 Firehouse Lane. Mr. Crissman seconded the motion.

Mr. Seeds questioned if the prospective purchaser for the property has come before the Zoning Hearing Board. Mr. Wolfe noted that he is not aware of who the prospective purchaser of the property is. Ms. Wissler stated that a variance was granted to the applicant at a Zoning Hearing Board Meeting.

Mr. Hawk called for a roll call vote: Mr. Blain - aye; Mr. Crissman - aye; Mr. Hornung - aye; Mr. Seeds - aye; Mr. Hawk - aye.

Supplement C to the Agreement with Arora and Associates, Inc, for
SR 39 Linglestown Corridor improvement design services

Mr. Wolfe explained that the Township, through an agreement approved by PENNDOT, is under contract with Arora and Associates, Inc. to provide design services for the Linglestown Square project. He noted that this includes the roadway improvements in the Village of Linglestown from Pennsylvania Avenue to Margaret Avenue, and additional improvements on North Mountain Road within the Village proper

Mr. Wolfe noted that the process has moved to the final design phase, and the Township has been successful in obtaining additional funding sources to provide additional improvements for the project related improvements associated with the roadway. He noted that this funding for the Hometown Streets and Streetscapes Program is provided to the Township by PENNDOT for pedestrian facilities, lighting, and street trees. He noted that this would address the Hometown Streets Project line items as part of the final design process.

Mr. Wolfe noted that Supplement C provides for professional services from Arora and Associates, Inc, in the acquisition of property for necessary right-of-way to undertake the roadway improvements, as well as bidding of the project through the PENNDOT ECMS system. He noted that the Supplement is ready for Board action if the members choose to do so. He explained that this is a change order, and not an amendment. He noted that if the Board approves

this, then it would be forwarded to PENNDOT who would complete the authorization process, and Arora and Associates could complete the final design services.

Mr. Seeds explained that Arora and Associates would conduct, using a PENNDOT approved list, two appraisals, and the second appraiser would review the first appraisal. He noted that this would be an extra cost to the Township estimated at \$40,000. He noted that the Hometown Streets funds are approximately an additional \$42,000. Mr. Seeds noted that the total cost would be an additional \$82,000.

Mr. Crissman made a motion to accept Supplement C to the agreement with Arora and Associates, Inc. for SR 39, Linglestown Corridor for improvement design services as outlined by Mr. Wolfe. Mr. Blain seconded motion; and the Supervisors were polled as follows: Mr. Blain - aye; Mr. Crissman - aye; Mr. Hornung - aye; Mr. Seeds - aye; Mr. Hawk - aye.

Final subdivision plan for Willow Brook, Phases V & VI

Ms. Wissler explained that this was the final plan for Phases V & VI of Willow Brook, which proposes to develop 4.7 acres into 29 townhouses units. Phases V & VI are located south of Union Deposit Road and west of Page Road Extended, and is zoned R-2, Medium Density Residential District, and will be served by public water and public sewer system.

Ms. Wissler noted that on February 8, 2006, the Planning Commission recommended approval of the plan subject to the following waivers, site specific comments, general comments and staff comments: 1) Waiver of the curb and sidewalk requirement; 2) Waiver of the minor street width requirement of 36 feet; 3) Waiver of the distance requirement between minor street intersections along a minor street of 400 feet; 4) Waiver of the centerline radii for a collector road and minor streets; 5) Waiver of the requirement that driveways shall not be located not less than 10 feet from a drain inlet; 6) Waiver of the requirement that driveways shall have a leveling area with a slope not exceeding 2% within 15 feet of the street cartway; 7) Waiver of the

requirement that dead-end streets shall be prohibited (Parking has been provided at the end of Twilight Drive, Morning Mist Drive and to the east of Building #7.); 8) The Final Plan for Phases V and VI must meet all the conditions of the preliminary plan approval; 9) Plan approval shall be subject to addressing the comments in James Snyder's memo to Lori Wissler dated March 1, 2006; 10) Plan approval shall be subject to the Dauphin County Conservation District's review and approval of an Erosion and Sedimentation Control Plan; 11) Plan approval shall be subject to providing original seals and signatures; 12) Plan approval shall be subject to the payment of the engineering review fees; 13) Plan approval shall be subject to the Lower Paxton Township Sewer Department's review and approval of the sanitary sewer design; 14) Final plan approval shall be subject to the establishment of an improvement guarantee, which renews automatically, for the proposed site improvements; 15) Approval of the final plan shall be subject to the payment of fee-in-lieu for 29 units at \$1,250; 16) All signage, including construction signs, must meet the requirements of Article 1183; and 17) A street/storm sewer construction permit is required for Phases V and VI.

Ms. Wissler noted that Mr. John Clark was present to represent the plan.

Mr. Seeds questioned if this was the final phase for the Willow Brook plan and if it completes the project. Ms. Wissler answered that this would complete the project.

Mr. Seeds noted that the street sign located at Union Deposit Road states Page Road Extended and he questioned if the Extended was a temporary sign. Ms. Wissler noted that the word "Extended" is only a temporary addition to the sign.

Mr. Crissman questioned Mr. Clark if he was in agreement with the seven approved waivers, the two site-specific comments, (to include the comments from James Snyder), the six general comments, and the two staff comments. Mr. Clark answered that he was in agreement to them, and noted that the plans have been revised and resubmitted to the Township for the subsequent review and check-off of those items.

Mr. Seeds noted that he understood that the waivers were granted prior to this meeting, but he noted that there was an open house in the development this past Sunday, and there were many vehicles parked all over the place. He noted that he had a concern that people will continue to park on Page Road, and remembered that waivers were granted for the width of Page Road. He suggested that if people continue to park on Page Road there would be traffic problems. He suggested that signs be installed after the roads are completed. Mr. Clark noted that he has made the effort to provide the spillover parking and suggested that the open house creates more of a demand for parking at this time, especially since the roads have not been paved. Mr. Clark noted that he hopes that this does not continue once the development is completely built out.

Mr. Crissman made a motion to approve the final subdivision plan 2006-03 for Willow Brook, Phases V and VI with the following site specific comments, general comments and staff comments; 1) The Final Plan for Phases V and VI must meet all the conditions of the preliminary plan approval; 2) Plan approval shall be subject to addressing the comments in James Snyder's memo to Lori Wissler dated March 1, 2006; 3) Plan approval shall be subject to the Dauphin County Conservation District's review and approval of an Erosion and Sedimentation Control Plan; 4) Plan approval shall be subject to providing original seals and signatures; 5) Plan approval shall be subject to the payment of the engineering review fees; 6) Plan approval shall be subject to the Lower Paxton Township Sewer Department's review and approval of the sanitary sewer design; 7) Final plan approval shall be subject to the establishment of an improvement guarantee, which renews automatically, for the proposed site improvements; 8) Approval of the final plan shall be subject to the payment of fee-in-lieu for 29 units at \$1,250; 9) All signage, including construction signs, must meet the requirements of Article 1183; and 10) A street/storm sewer construction permit is required for Phases V and VI.

Mr. Blain seconded the motion, and the Supervisors were polled as follows: Mr. Blain - aye; Mr. Crissman - aye; Mr. Seeds - aye; Mr. Hawk - aye.

Preliminary/final land development plan for Integrity Bank, 301 Colonial Road

Ms. Wissler noted that this is a plan for a proposed one-story Integrity Bank building to be located at 301 Colonial Road. This site is at the southeast corner of the intersection of Colonial Road and Ethel Street. The existing gas station building will be removed and a 3,422 square foot Integrity Bank with drive-thru service will be constructed. The property is zoned C-1, General Commercial, and is served by public sewer and public water.

Ms. Wissler noted that on January 19, 2006, the Lower Paxton Township Zoning Hearing Board granted a variance (Docket #1193) for the Integrity Bank for off-street parking within the front yard and side yard landscape setback, and for a circulation drive within the rear yard landscape setback.

Ms. Wissler noted that the Planning Commission recommended approval of the plan subject to the following waivers, general conditions and site specific comments, and staff comments: 1) Waiver of the requirement to provide a preliminary plan; 2) Waiver of the right-of-way width requirement of 60 feet for an arterial street; 3) Plan approval shall be subject to providing original seals and signatures on the plan; 4) Plan approval shall be subject to the establishment of an automatically renewable improvement guarantee for the proposed site improvements; 5) Plan approval shall be subject to the payment of the engineering review fees; 6) Plan approval shall be subject to the Dauphin County Conservation District's review and approval of an Erosion and Sedimentation Control Plan; 7) Plan approval shall be subject to DEP's approval of a sewage facilities planning module; 8) Plan approval shall be subject to Lower Paxton Sewer Department's review and approval of the sanitary sewer design; 9) Pursuant to Section 420 of the Act of June 1, 1945, known as the State Highway Law, a highway occupancy permit is required for all construction within PENNDOT right-of-way, a building permit will not be issued without highway occupancy permit approval; 10) Plan approval shall be subject to addressing all comments of James Snyder, HRG, Inc.; 11) A street-storm sewer

construction permit is required for construction of stormwater facilities; 12) When submitting revised plans, respond in writing to all individuals comments of staff, HRG, Inc. and Dauphin County Planning Commission; and 13) All signage must meet the requirements of the Lower Paxton Township Zoning Ordinance. Ms. Wissler noted that staff supports the two waivers listed.

Ms. Wissler noted that Mr. Jeff Staub and Mr. Michael Manning are present to represent the plan.

Mr. Hawk noted that comments number seven and sixteen are still open from Mr. Snyder's list. Ms. Wissler noted that number seven is the second listed waiver regarding the right-of-way for Colonial Road, and staff supports the waiver. She noted that in regards to comment 16, the number of employees on the maximum shift was answered. Mr. Staub explained that the number of employees on the current plan is listed as four and it should be eight. He noted that he would fix the plan when it is ready for recording. He noted that the variance has allowed for eight employees and it was a mistake on the plan.

Mr. Seeds noted that he is not concerned with the waiver for the right-of-way for Ethel Street, but he was concerned with Colonial Road. He noted that there is a turning lane for traffic going north/south. He noted that PENNDOT has preliminary plans for major changes to the intersection of Rt. 22 and Colonial Road to include a ramp for traffic exiting from I-83. He noted that overhead ramps would intersect near the area of the proposed Integrity Bank. Mr. Blain suggested that the proposed design was to roll into the intersection of Colonial Road. Mr. Crissman questioned if I-83 would exit onto Colonial Road. Mr. Seeds answered that a ramp would be created that would go over Rt. 22, and he questioned if three lanes would be wide enough for Colonial Road. Mr. Blain noted that nothing could be done regarding a proposed plan at this time. Mr. Staub noted that he was not aware of the proposals by PENNDOT.

Mr. Seeds questioned if the three lanes would be sufficient for Colonial Road. Mr. Staub suggested that at some point in time, there would be three lanes for Colonial Road from the entrance of the mall north to Linglestown Road. He noted that three lanes exists in front the future bank site at this time. Mr. Hawk noted that a developer could not comment on this before a plan is put before him. Mr. Staub noted that if PENNDOT needs additional right-of-way from the bank, they would condemn the land.

Mr. Crissman questioned if Mr. Staub was in agreement with the two waiver requests, the eight general conditions, to include James Snyder's 16 comments, and the three staff comments. Mr. Staub answered that he was.

Mr. Blain questioned how comment number one of James Snyder comments was resolved. Ms. Wissler answered that it is staff's interpretation that whatever impervious is existing, the developer has a right to that as a preexisting non-conforming use. She noted that the variance before the Zoning Hearing Board had to do with the off-street parking that was located in the front and side yard landscapes. She noted that this was granted, and the variance resolved comment number one.

Mr. Seeds questioned if there would be more pervious areas in the new plan. Mr. Staub answered that he was not required to do stormwater detention even though the impervious is greater than the 65% permitted. Mr. Seeds questioned what the percentage is now. Mr. Staub noted that he did not know without looking it up, but he noted that there would be more than what currently exists.

Mr. Dan Altemose noted that he was present when the plan was presented at the Zoning Hearing Board. He noted that there was a request to have an access into the Colonial Park Mall at the time the plan was presented, and he questioned if it was still part of the plan. Mr. Staub noted that it was. Mr. Altemose noted that the Zoning Board requested the developer to contact the Mall owners to have concrete barriers installed to slow the traffic patterns. He noted that

there was discussion at that meeting noting that it was hard to make contact with the Mall owners. He questioned if this item had been addressed. Mr. Staub noted that Mr. Manning has a cross easement agreement with the Colonial Park Mall to allow access from the bank property to the mall property to access the traffic signal at the driveway to Colonial Road. He noted that there was some discussion regarding traffic control in and out of the bank, and if the driveway would be used as a cut-through to or from the mall. He noted that there was no specific resolution made to this issue. He noted that he did not propose concrete barriers to calm the traffic since it is a parking lot. He noted that there is no reason to do anything extraordinary regarding traffic calming since he feels there would be a limited amount of traffic in and out of the bank using the cross easement.

Mr. Seeds noted that people going to Boscovs would use the bank access as a shortcut to and from the mall. He noted that people would use the short cut to turn right onto Colonial Road. Mr. Staub noted that there would be some cut-through traffic, but he suggested that it would be better to provide more options for traffic for the mall. Mr. Staub noted that a discussion was held that this could become a similar issue to what is occurring at the Lowe's on Union Deposit Road at the Texaco Station. He noted that traffic cuts through the Texaco Station and avoids using the light at Briarsdale Road. He suggested that this would not occur to the same degree as it does at Lowe's. He noted that it would be difficult to drive through the banking area due to the drive-through lanes. He noted that the traffic is one-way on the bank site.

Mr. Seeds questioned what was located on the south side where it lists a canopy area. Mr. Staub answered that it is a dedicated drive-through lane for the ATM. He noted that there are three lanes on the north side of the bank.

Mr. Seeds questioned if vehicles could cut through the bank to make a left on Colonial Road to go north. Mr. Staub noted that vehicles do that at this time when exiting the gas station. Mr. Seeds questioned how many more vehicles would do this coming from the mall, and

suggested that a no-left turn sign should be placed at the driveway from the bank on Colonial Road.

Mr. Altemose noted that the Planning Commission asked for some planters in the middle of the area to slow the traffic and give a sense of direction. Mr. Altemose noted that Mr. Lighty requested this. Mr. Seeds noted that it was not listed as a comment in the packet. Mr. Wolfe noted that the issue is not whether a topic was discussed, but rather if it was required as part of the variance. He requested Staff to check the minutes from the Zoning Hearing Board meeting. He noted that the Zoning Hearing Board may have discussed it and even recommended it, but if it was not required as part of the variance, it would not be part of the condition of the variance.

Mr. Altemose noted that Mr. Lighty made a great suggestion, and he did not hear that it was addressed at this meeting. Mr. Wolfe noted that if it wasn't required then it was obviously missed and nothing could be done about it. Mr. Seeds noted that Mr. Altemose was referring to the Planning Commission meeting, and the other meeting was the Zoning Hearing Board meeting, which granted the variance.

Mr. Crissman questioned Mr. Altemose what his relationship was to the plan. Mr. Altemose noted that he was a Lower Paxton Township resident, and a concerned citizen. He noted that he heard something from his elected officials and it has not been addressed yet.

Mr. Seeds questioned Mr. Staub what Mr. Lighty was speaking about. Mr. Staub noted that the end result of the conversation was that he was to contact the mall management to discuss the line painting since it is almost free-style for driving in that area. He noted that there was no resolution to state that planters or islands would be built to channel traffic. He noted that it was hoped to freshen the line painting in the area between the bank and the main driveway out to Colonial Road.

Mr. Wolfe noted that staff has checked the variance from the Zoning Hearing Board and there were no conditions placed upon the approval of the variance to require traffic calming of

any type. He noted that Ms. Wissler was at the Planning Commission Meeting and she has indicated that the motion from the Planning Commission to the Board of Supervisors also did not include any recommendation on traffic calming. He noted that the Board of Supervisors could recommend traffic calming as part of their decision for this evening.

Mr. Seeds noted that he had a concern with people making a left turn onto Colonial Road. Mr. Manning, Vice-President of Integrity Bank, noted that that was the reason for requesting access from the owners of the Colonial Park Mall. He noted that the access would allow southbound traffic access to Colonial Road through the use of the traffic signal at the mall. He noted that he hopes to prevent traffic from entering his property from the mall through the use of signage. He noted that he intends to add signage that the access is strictly for bank customers. Mr. Wolfe noted that the current plan does not have any signage to prevent a left hand turn. Mr. Seeds noted that the interior of the parking lot for the mall is stacked with vehicles during the holiday season. Mr. Crissman suggested that people in the mall who want to go north on Colonial Road would use the bank as an access to exit the parking area. He stated that vehicles would be stacked in the southern portion of the bank parking lot to make right turns to avoid sitting in line at the traffic signal. Mr. Seeds noted that he is concerned that people would use the area for left turns and vehicles would block the banking lanes. Mr. Crissman noted that the stacking of vehicles would create a problem for bank customers as well as block access to the bank parking or drive-through lanes. Mr. Wolfe suggested that a no-left turn sign could be installed at the driveway exit from the bank on Colonial Road, and the access to the mall could be located further to the north to eliminate the visual impact of the straight-through driveway. Mr. Crissman noted that this would force mall traffic to the right in the bank parking lot. Mr. Seeds agreed that a no-left turn sign would help the bank traffic. Mr. Crissman suggested that disgruntled bank customers would not be able to access the bank due to stacking vehicles exiting the mall. Mr. Manning noted that a northern access would force all the traffic to go through the

drive-through lanes. He suggested that cross-through traffic would cause a problem for the bank either way, noting that 60% of their bank customers use the drive-through lane.

Mr. Hawk noted that the gas station is currently using the one entrance shown on the plan and it does not prevent people from going left or right on Colonial Road. He noted that one of the two exits onto Colonial Road had been eliminated from the bank plan. He noted that Mr. Altomose suggested that the new plan would create, in theory, a through street that would allow access to the mall for the bank customers. He noted that this would result in vehicles stacking to enter and exit the bank property.

Mr. Altomose noted that there is a similar situation at the Sunoco Station at the intersection of Colonial Road and Elmerton Avenue. He noted that no a left-turn sign was installed at Elmerton Avenue and Colonial Road. Mr. Seeds suggested that Mr. Staub should review the plan and look for an alternative plan. Mr. Manning questioned what should be done. Mr. Hawk suggested that the easement location should be moved and a no-left turn sign installed.

Mr. Staub noted that he has not received a highway occupancy permit (HOP) from PENNDOT, and they may make a suggestion to him to install a sign. He noted that he could make this suggestion to PENNDOT as well. Mr. Hornung noted that it would reduce the amount of traffic using the bank area, and also reduce the amount of traffic using the traffic signal. Mr. Crissman noted that traffic would line up in the bank property and this would be a disservice to the bank customers.

Mr. Hornung noted that the access from the bank could be one-way only into the mall. Mr. Staub noted that the easement was planned as a access for customers who want to enter the bank from the mall. Mr. Hornung noted that the traffic light would create an opening for traffic to exit from the bank.

Mr. Hawk noted that the Board of Supervisors has until May 8, 2006 to take action on the plan. Mr. Manning suggested that the Bank would like to keep the project moving, as he has let the contract for construction and demolition. He noted that he would be willing to accept a no-left turn onto Colonial Road. He noted that he would have to deal with traffic backing up in the property. Mr. Staub noted that Mr. Wolfe suggested that the access to the mall could be moved to the southern side of the property, which would discourage people from using the access since the visual impact would not be as visible, and it would be less convenient. Mr. Altemose noted that it would be a good solution to the problem since some of the gas station customers park in the mall and walk to the store. Mr. Manning noted that it took him six months to get the owners of the mall to agree to the current easement.

Mr. Hawk noted that he must look at what is best for the entire township and not one single entity. Mr. Hornung noted that Christmas is an exception; and it does not make sense to design for the exceptional times. He questioned if there would be other times that this would be a problem. He suggested that the no-left turn would reduce the safety hazard for Colonial Road, and stated that he would not want to hold the project up for the potential for problems for the Christmas season. Mr. Crissman noted that there are other times that the traffic builds up as well. He noted that having Mr. Manning take another six months to request a change in the easement would not make that much of a difference.

Mr. Hawk questioned if a "Do Not Enter" sign could be installed at the mall entrance, not allowing traffic to enter from the mall into the bank. Mr. Hornung noted that the bank does not want to prohibit their customers from entering the bank from the mall. Mr. Crissman noted that a bank customer only sign would not work. He questioned if a change in the easement location, as suggested by Mr. Wolfe, would have an affect on the bank customers. He suggested that some traffic would use the bank exit on Ethel Street to make a left turn to Colonial Road. Mr. Manning noted that that could happen, and it would block the drive-through lanes.

Mr. Altemose noted that he agreed with Mr. Hornung, and suggested that if you took out the Christmas season, it wouldn't make much of a difference for traffic. He noted that he would not want to hold the plan up only two months of heavy Christmas traffic. Mr. Hornung noted that the no-left turn on Colonial Road would resolve the safety concerns. Mr. Crissman noted that this requirement was made for the Shoppes on Colonial Road. Mr. Crissman questioned if a no-left turn sign should be erected at the Ethel Street exit. Mr. Wolfe noted that he would not suggest that since Ethel Street is a low volume municipal road. He noted that this would force traffic into the residential area.

Mr. Seeds noted that the plan should be approved with the condition that a no-left turn sign be installed at the Colonial Road driveway, and a channelization curb. Mr. Stine noted that PENNDOT may have other requirements beyond what the Township would like to see. He noted that the plan would require a HOP. Mr. Staub noted that he would need to amend the drawing to show the channelization and the no-left turn sign. Mr. Stine noted that PENNDOT may require a right-in and right-out allowance.

Mr. Crissman made a motion to approve preliminary/final land development 2006-04, for Integrity Bank (Colonial Road) with the following waivers, general conditions, and staff comments: 1) Waiver of the requirement to provide a preliminary plan; 2) Waiver of the right-of-way width requirement of 60 feet for an arterial street; 3) Plan approval shall be subject to providing original seals and signatures on the plan; 4) Plan approval shall be subject to the establishment of an automatically renewable improvement guarantee for the proposed site improvements; 5) Plan approval shall be subject to the payment of the engineering review fees; 6) Plan approval shall be subject to the Dauphin County Conservation District's review and approval of an Erosion and Sedimentation Control Plan; 7) Plan approval shall be subject to DEP's approval of a sewage facilities planning module; 8) Plan approval shall be subject to Lower Paxton Sewer Department's review and approval of the sanitary sewer design; 9)

Pursuant to Section 420 of the Act of June 1, 1945, known as the State Highway Law, a Highway Occupancy Permit is required for all construction within PENNDOT right-of-way, a building permit will not be issued without highway occupancy permit approval; 10) Plan approval shall be subject to addressing all comments of James Snyder, HRG, Inc.; 11) A street-storm sewer construction permit is required for construction of stormwater facilities; 12) When submitting revised plans, respond in writing to all individual comments of staff, HRG, Inc. and Dauphin County Planning Commission; and 13) All signage must meet the requirements of the Lower Paxton Township Zoning Ordinance; and to include the following site specific condition which would indicate placing a no-left turn sign, and channelization to the egress onto Colonial Road.

Mr. Blain seconded the motion, and the Supervisors were polled as follows: Mr. Blain - aye; Mr. Crissman - aye; Mr. Seeds - aye; Mr. Hawk – aye.

Preliminary/final land development plan for Integrity Bank, 6085 Allentown Blvd

Ms. Wissler noted that the purpose of the plan is to permit the construction of a 4,468 square foot one-story Integrity bank with drive-through facilities and new off-street parking areas. The property is located at the southwest corner of Allentown Boulevard and South Arlene Street, and is zoned C-1, General Commercial District. The tract of land possesses 1.4570 acres and will be served by public sewer and water.

Ms. Wissler noted that the Planning Commission recommended approval at their January 11, 2006 meeting subject to addressing the review comments. She noted that the Planning Commission also recommended approved of the requested waiver. The following is a listing of the requested waivers, site specific conditions, general conditions, and staff comments: 1) Waiver of the preliminary plan requirement; 2) At the time of planting, all trees shall be a minimum of eight feet in height and two inches in caliper and all shrubs shall be a minimum of four feet in height. Twenty-five percent of the landscape materials shall be evergreen species.

Where possible, trees and shrubs shall be planted on mounds of earth to gain additional height; 3) Plan approval shall be subject to addressing the comments in James Snyder's memo to Lori Wissler dated February 28, 2006; 4) Plan approval shall be subject to providing original seals and signatures on the plan; 5) Plan approval shall be subject to the establishment of an improvement guarantee for the proposed site improvements; 6) Plan approval shall be subject to the payment of the engineering review fees; 7) Plan approval shall be subject to the Dauphin County Conservation District's review and approval of an Erosion and Sedimentation Control Plan; 8) Plan approval shall be subject to the Lower Paxton Township Sewer Department's review and approval of the sanitary sewer design; 9) Plan approval shall be subject to planning module approval; 10) A Street/Storm Sewer Construction Permit is required for construction of storm water facilities; 11) The proposed bank will be required to have a fire protection system per Township requirements; and 12) All proposed site signage, including construction signs, shall comply with Article 1183 of the Lower Paxton Township Zoning Ordinance.

Mr. Hawk questioned if comments number six and fifteen from HRG, Inc. have been resolved. Ms. Wissler noted that comment number six would be worked out with Mr. Snyder from HRG, and comment fifteen was resolved. He noted that there will be eleven employees and there would be sufficient parking for the employees. Ms. Wissler noted that comment number six would be addressed on the plan prior to recording as part of site-specific comment number two.

Mr. Seeds questioned if the access would be in only from Rt. 22. Mr. Staub noted that it is a right-turn only sign. He noted that there is a PENNDOT issued permit for the driveway from when the Paxton Square was built. Mr. Seeds questioned how close the exit lane on Arlene Street is from Rt. 22. Mr. Staub noted that it is 60-feet. He explained that he conducted turning templates and found no issues with vehicles. He noted that there would be no site distance problems. He suggested if stacking occurs on Arlene Street, the people exiting the bank would have to wait.

Mr. Crissman questioned Mr. Staub if he was in agreement with the one waiver, two site-specific conditions, noting that item number six from HRG must be addressed, the six general conditions and three staff comments. Mr. Staub noted that he was in agreement with the conditions.

Mr. Seeds questioned how large the bank was as it was quoted as two different sizes in the paperwork. Mr. Staub answered that the bank is 4,468 square feet.

Mr. Crissman made a motion to approve the preliminary/final land development plan 2005-49 for Integrity Bank (Allentown Bank) with the following waivers, site specific conditions, and specifically, number two, referencing the letter from James Snyder, for item six to be completed to Ms. Wissler's satisfaction, general conditions and staff comments: 1) Waiver of the preliminary plan requirement; 2) At the time of planting, all trees shall be a minimum of eight feet in height and two inches in caliper and all shrubs shall be a minimum of four feet in height. Twenty-five percent of the landscape materials shall be evergreen species. Where possible, trees and shrubs shall be planted on mounds of earth to gain additional height; 3) Plan approval shall be subject to addressing the comments in James Snyder's memo to Lori Wissler dated February 28, 2006; 4) Plan approval shall be subject to providing original seals and signatures on the plan; 5) Plan approval shall be subject to the establishment of an improvement guarantee for the proposed site improvements; 6) Plan approval shall be subject to the payment of the engineering review fees; 7) Plan approval shall be subject to the Dauphin County Conservation District's review and approval of an Erosion and Sedimentation Control Plan; 8) Plan approval shall be subject to the Lower Paxton Township Sewer Department's review and approval of the sanitary sewer design; 9) Plan approval shall be subject to planning module approval; 10) A Street/Storm Sewer Construction Permit is required for construction of storm water facilities; 11) the proposed bank will be required to have a fire protection system per

Township requirements; and 12) all proposed site signage, including construction signs, shall comply with Article 1183 of the Lower Paxton Township Zoning Ordinance.

Mr. Blain seconded the motion and the Supervisors were polled as follows: Mr. Blain - aye; Mr. Crissman - aye; Mr. Hornung - aye; Mr. Seeds - aye; Mr. Hawk - aye.

Resolution 2005-47; Authorizing the acceptance of Chelton Avenue in the Chelsey Park subdivision plan

Ms. Wissler explained that she received the release of liens, and the deed of dedication for acceptance of Chelton Avenue, and as part of the motion, the amount of the maintenance bond in the amount of \$54,746.03 for 18 months should be included.

Mr. Crissman made a motion to approve Resolution 2005-47 authorizing the acceptance of Chelton Avenue in the Chelsey Park subdivision plan as presented.

Mr. Blain seconded the motion and the Supervisors were polled as follows: Mr. Blain - aye; Mr. Crissman - aye; Mr. Hornung - aye; Mr. Seeds - aye; Mr. Hawk - aye.

Mr. Seeds made a motion to accept the maintenance bond for Resolution 2005-47 for Chelsey Park in the amount of \$54,746.03.

Mr. Crissman seconded the motion and the Supervisors were polled as follows: Mr. Blain - aye; Mr. Crissman - aye; Mr. Hornung - aye; Mr. Seeds - aye; Mr. Hawk - aye.

IMPROVEMENT GUARANTEES

Mr. Blain noted that a correction should be made for the Amber Fields Phase I and II improvement guarantees in that Waypoint Bank is now Sovereign Bank.

Amber Fields, Phase I

Letter of credit with Sovereign Bank in the amount of \$3,454.00 with an expiration date of April 3, 2007.

Amber Fields, Phase II

Letter of credit with Sovereign Bank in the amount of \$5,445.00 with an expiration date of April 3, 2007.

Estates of Forest Hills, Phase VI

Reduction and extension of a letter of credit with Community Banks in the amount of \$79,427.70 with an expiration date of April 21, 2007.

Mr. Crissman made a motion to approve the improvement guarantees with the noted corrections for Sovereign Bank. Mr. Hornung seconded the motion, and a unanimous vote followed.

Payment of Bills

Mr. Seeds made a motion to pay the bills of Lower Paxton Township and Lower Paxton Township Authority. Mr. Crissman seconded the motion, and a unanimous vote followed.

Adjournment

There being no further business, Mr. Crissman made a motion to adjourn the meeting. Mr. Blain seconded the motion, and the meeting adjourned at 8:50 p.m.

Respectfully submitted,

Maureen Heberle

Approved by,

Gary A. Crissman
Township Secretary