

LOWER PAXTON TOWNSHIP
BOARD OF SUPERVISORS

Minutes of Board Meeting held June 19, 2012

The business meeting of the Board of Supervisors of Lower Paxton Township was called to order at 7:36 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, and David B. Blain.

Also in attendance were George Wolfe, Township Manager; Steven Stine, Township Solicitor; Christine Hunter, H. Edward Black and Associates; Paul Toburen, Pinnacle Health; and Ted Robertson and Watson Fisher, SWAN.

Pledge of Allegiance

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

Approval of Minutes

Mr. Blain made a motion to approve the minutes from the May 8, 2012 workshop meeting and June 5, 2012 business meeting. Mr. Hornung seconded the motion, and a unanimous vote followed.

Public Comment

No public comment was provided.

Chairman & Board Members' Comments

No Board members comments were provided.

Manager's Report

Mr. Wolfe noted that the annual test of the Three Mile Island sirens will be held on Thursday, June 28, 2012 at 12:15 p.m.

Mr. Wolfe noted that the Township received information from the Federal Emergency Management Agency (FEMA) that it has extended the time for purchasing flood insurance or modifying flood insurance policies until July 31, 2012. He explained that individuals sometimes have the misconception that they have to live in an identified flood insurance rate area to purchase flood insurance, but that is incorrect. He noted that an individual could live outside of an identified flood insurance rate area and still purchase flood insurance through the FEMA program. He noted that homeowners, condo owners, and renters in low risk areas are eligible for coverage at a preferred rate and it could be as low as \$49 per year. He noted that the insurance can be purchased from any agent and the rate does not vary from one agent to another as it set by the National Flood Insurance Program. He noted that more information for this can be found on the Township's website.

Mr. Wolfe noted that the annual 4th of July fireworks presentation will be held on Tuesday, July 3rd at Koons Park starting around 9:30 p.m. He noted that the fireworks are put on by the Linglestown Fire Company in conjunction with the Township. He noted in the event of rain, the rain date is July 5th at the same time.

Mr. Seeds noted that it is important to note the fireworks normally occur after the 4th of July but this year they will be the day before.

OLD BUSINESS

No old business was presented.

NEW BUSINESS

Appointment of individual to serve on the Shade Tree Commission

Mr. Hawk explained that it was his pleasure to put forward Dr. John Scola as name to fill a vacant post on the Parks and Recreation Board. He noted that Dr. Scola was a past superintendent of the Central Dauphin School District.

Mr. Hawk made a motion to appoint Dr. John Scola to the Parks and Recreation Board. Mr. Blain seconded the motion. Mr. Hawk called for a voice vote, and a unanimous vote followed.

Waiver request for the preliminary/final land development plan for Community General Osteopathic Hospital (CGOH) – NS Nursing Expansion and Resolution 12-22; Planning Module for CGOH – NS Nursing Expansion

Mr. Wolfe noted that Christine Hunter, from H. Edward Black and Associates, is present on behalf of Pinnacle Health (PH) to explain the expansion plan for the Community General Osteopathic Hospital (CGOH). He noted that the expansion will be presented to the Board in a land development format during an upcoming business meeting, noting that it has already been approved by the Township Planning Commission. He noted that CGOH would like to submit the planning module for the project at this time since planning modules take several weeks to be approved. He explained that there is a very tight time frame for the construction to start on this project.

Mr. Wolfe explained that the Township ordinance provides that a planning module cannot be approved until the Board is ready to adopt a final approval for a plan. He noted that the purpose of this is to prevent an applicant from getting plan sewer capacity and not following through with the development in order to have reserve sewer capacity in its name that can't be used by others. He noted that it was a common practice before the Township implemented the

new process 15 years ago, however, since we have instituted this process it has not been a problem. He noted that it also occurred during a time when the Township had a significant demand for building permits and planning modules, however, that is not the case at this time.

Mr. Wolfe noted that Christine Hunter is present to explain the plan.

Ms. Hunter noted that the land development plan is in process with the Township and will be brought to the Board during a July meeting. She requested that the planning module be adopted at this time noting that she would explain the reason for the rush.

Ms. Hunter explained that PH is proposing a vertical expansion over the area of the operating rooms that are located on the first floor and a nursing wing on the second floor. She explained that PH proposes to add three additional stories to the section shown in blue on the plan. She noted that the section outlined in red is one of the oldest wings in the hospital, housing double occupancy rooms that will be demolished at this time. She noted that the intent is to create single-occupancy rooms and to bring the rooms up to the current standard for patient care. She explained when the front portion of the hospital was constructed in the 1980's; it was constructed to house a five story building.

Mr. Hawk noted that it is located in the section near the front door where there is a long hallway leading to the elevators. Ms. Hunter explained that those elevators will provide access to the new floors. She noted that once the portion of the hospital that is outlined in red is demolished it will be returned to grass at this time. She noted that no new parking is proposed based upon the new ordinance in that the existing parking at the hospital is more than adequate to meet the regulations. She noted that all the work will result in less impervious area to the campus resulting in no need for additional storm water work.

Mr. Wolfe noted that PH is requesting a waiver of the Subdivision and Land Development Ordinance (SALDO) requirement that the planning module be approved after plan

approval is provided or in conjunction with the final approval. He noted that is the only issue before the Board at this time. He explained if the Board is willing to do this then he requested the Board to act affirmately for the Resolution for the planning module as well.

Ms. Hunter explained that the proposed vertical expansion is above the operating rooms and in order to lift the steel the operating rooms cannot be in use. She noted that August is the time of year when the fewest operations are performed due to the doctors taking their vacations at that time. She noted that it would be the ideal time to begin the construction as they could close the operating rooms during this time. She explained that is the reason for the request for the waiver to approve the planning module.

Mr. Seeds questioned Mr. Stine if the Board could legally do this. Mr. Stine answered that this is a waiver of the SALDO and the Board can do that.

Mr. Seeds made a motion to grant the waiver to act on the planning module prior to the land development plan receiving Board approval. Mr. Blain questioned if the Board could approve Resolution 12-22, the Planning Module at the same time. Mr. Stine answered yes. Mr. Blain requested Mr. Seeds to add that to his motion. Mr. Seeds amended his motion to add the adoption of Resolution 12-22, the Planning Module for CGOH NS Nursing Expansion. Mr. Blain seconded the motion. Mr. Hawk called for a roll call vote: Mr. Blain, aye; Mr. Hornung, aye; Mr. Seeds, aye, and Mr. Hawk, aye.

Ordinance 12-06; allocating building permits for new construction in the
Beaver Creek sanitary sewer drainage basin

Mr. Hawk noted that this Ordinance would allocate 72 building permits for new construction in the Beaver Creek sanitary sewer drainage basin.

Mr. Wolfe noted that the Township has a history of documentation that dates back 15 years or more in regards to sanitary sewer services. He noted that this Ordinance allocated

building permits that were left over by the Developer Petitioners to be used in the upcoming calendar year. He noted that every year the Board adopts this ordinance in accordance with the Settlement Agreement. He noted that it would allocate 72 additional building permits to be used between now and March 31, 2013 in the Beaver Creek drainage basin. He noted that it is the same ordinance as the ones adopted over the past several years. He explained that it would be appropriate for Mr. Stine to conduct a public hearing for this ordinance before the Board takes action.

Mr. Stine noted that this is the time and date set for the public hearing for Ordinance 12-06; allocating building permits for new construction in the Beaver Creek sanitary sewage basin. He questioned if anyone in the audience wished to be heard on this ordinance. Seeing no response, Mr. Stine noted that it would be in order to close the public hearing on Ordinance 12-06; and the Board may take action at this time if it so desires.

Mr. Seeds questioned if this is the normal amount of permits that the Township gets. Mr. Wolfe answered yes.

Mr. Seeds questioned after March 31st could someone still use them. Mr. Wolfe answered that these permits expire March 31, 2013. He noted that the Township is allocating permits for use between now and the end of March 2013. He noted if those permits are not used, they would expire. Mr. Seeds questioned when we would get new permits. Mr. Wolfe explained that there are two types of allocation, one that we get in the beginning of the year, and then the leftovers from Developer Petitioners that we reallocate in the middle of the year. Mr. Seeds questioned if the permits would go from March 31, 2013 to July 31, 2013. Mr. Wolfe answered no as these permits expire March 31, 2013. Mr. Seeds questioned what if someone wants a permit after that March date. Mr. Wolfe answered that they would get it from the new allocation for next year. Mr. Seeds questioned if they would have to wait until July. Mr. Stine answered no. Mr. Wolfe

explained that the Township has not been out of permits in Beaver Creek since it started this process 15 years ago, but it is required by a Settlement Agreement between the Township and the Developer Petitioners to allocated permits that it receives in accordance with the consent decree.

Mr. Seeds questioned what would happen if someone wants a permit in April or May. Mr. Stine answered that they would get it from the new allocation that the Township receives next year. Mr. Seeds questioned if it would be July 1st. Mr. Stine answered that the Township receives a new allocation at the beginning of the year. Mr. Wolfe explained that there are two allocations: the Township gets an allocation on January 1st and the Township also gets to reallocate Developer Petitioners permits that go unused and that is done in the mid year. He noted that we get a beginning of the year allocation and a mid-year allocation. He noted that since the Township has had this process, it has never been without permits. Mr. Seeds questioned what happens if someone comes in after March 31st. Mr. Hornung noted that they get the new permits, noting that the Township gets new allocations every year. Mr. Seeds noted that the new ones start July 1st. Mr. Stine answered no, it starts in January. Mr. Stine noted that this ordinance has to do with reallocating the permits received from the Developer Petitioner. Mr. Wolfe answered that is correct. Mr. Stine explained that this the second wave of permits, with the first wave of permits received in the beginning of the year. Mr. Seeds noted that we are approving the second allocation. Mr. Stine answered yes.

Mr. Blain made a motion to approve Ordinance 12-06; allocating building permits for new construction in the Beaver Creek Sanitary Sewer drainage basin. Mr. Hornung seconded the motion. Mr. Hawk called for a voice vote, and a unanimous vote followed.

Payment of Bills

Mr. Seeds made a motion to pay the bills of Lower Paxton Township, the Lower Paxton Township Authority, and the Purchase Cards. Mr. Blain seconded the motion. Mr. Hawk called for a voice vote, and a unanimous vote followed.

Adjournment

There being no further business, Mr. Hornung made a motion to adjourn the meeting. Mr. Blain seconded the motion and the meeting adjourned at 7:58 p.m.

Respectfully submitted,

Maureen Heberle
Recording Secretary

Approved by,

Gary A. Crissman
Township Secretary