

**LOWER PAXTON TOWNSHIP
PARKS AND RECREATION BOARD
MEETING MINUTES
MAY 4, 2022**

Members in Attendance

Neal Johnson
Jim Seidler
Stan Smith
Kirby Lentz

Also in Attendance

Rachelle Scott, P/R Manager
Chris DiSanto, Triple Crown Corp

Members Not in Attendance

Mayur Patel
Angela McCloskey
Bob MacIntyre

CALL TO ORDER

Chairman Neil Johnson called the May 4, 2022 meeting of the Parks and Recreation Board to order at 7:16 pm in Room 174 of the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, PA.

PUBLIC COMMENT

There was none.

APPROVAL OF MINUTES – APRIL 6, 2022

Mr. Smith made a motion to approve the April 6, 2022 Park and Recreation Board meeting minutes. Mr. Lentz seconded the motion, and it was followed by a unanimous vote of approval.

CEC INTERVIEW – SUE LANDAU

The interview was not conducted. Ms. Landau was not in attendance.

BLUE RIDGE PARK UPDATE – CHRIS DISANTO

Mr. DiSanto of Triple Crown Corporation provided an update on Blue Ridge Park. Mr. DiSanto stated that at the last meeting he told the Park and Rec Board that Triple

Crown was not involved with Yingst regarding the Wolfersberger property. However, Triple Crown has now partnered with Yingst in a 50/50 agreement.

Mr. DiSanto provided an updated proposal for Blue Ridge Park. He stated Triple Crown thought there might be some desire from the Township to have some additional dwelling units in the development due to the way the way the apartments and townhouses have gone. The new proposal is to construct three vertical style apartment buildings, with 46 units per building. He noted Triple Crown originally planned to dedicate 32 acres of park land to the Township even though the requirement was only 10.6 acres. Pertaining to density, 640 units are permitted, and at this time there are only 450. With the additional units, they are still under 600. The only problem in the ordinance is the 40% cap of apartments. Mr. DiSanto noted they would still be giving more park land than required. Since Triple Crown would be taking back a portion of the park land originally planned to be donated to the Township, they are offering to pay fee-in-lieu in the amount of \$311,000 on top of the dedication for the additional units. Mr. DiSanto stated the Township could use these funds to make improvements to the Blue Ridge Park and not have to use funds from Wolfersberger or other funds. Mr. Lentz stated that amount of money would be able to pay for about two swings and a sliding board. Mr. DiSanto replied he thought the last time he talked with the Park and Rec Board, the Township wasn't planning to make huge improvements, possibly Frisbee golf, a dog park, a walking path, and a parking lot. Mr. Smith stated that during that discussion with Mr. DiSanto at the previous meeting, the Parks and Recreation Board was not prepared to provide a total list of amenities and had discussed only some of the items they might like to see at the park.

Mr. Lentz asked Mr. DiSanto if Triple Crown would be putting the parking lot in or if he was saying the Township would put the parking lot in. Mr. DiSanto replied he does not have definitive answers because they are just concepting at this time, but it could be discussed later. He noted Triple Crown could consider doing that on a non-prevailing wage basis if that is something the Township wanted. It would save everyone money. Mr. DiSanto stated they thought the proposal makes sense and puts money back into the Parks Department to make improvements. It doesn't go against the integrity of the ordinance with density because the density is already permitted. He noted they wanted to present the concept idea to the Parks and Rec Board to get thoughts, questions, or feedback.

Mr. DiSanto stated they would have to get zoning relief or amendment through the Board of Supervisors. Mr. Lentz asked how many acres they want to take back. Mr. DiSanto replied they want to take back approximately 7 to 10 acres, although it would have to be scaled off by the engineers. Mr. Seidler asked if they had been to the Planning Commission yet. Mr. DiSanto replied they wanted to present their idea to the Parks Board first. Mr. Smith confirmed with Mr. DiSanto that the original number of acres planned to be dedicated to the Township for park use was approximately 32 acres. He then asked, with the tract related to the new apartments, how many acres

would be dedicated to the Township. Mr. DiSanto replied they would probably still be dedicating over 20 acres, but that would have to be confirmed by the engineers. Mr. Smith stated a community meeting was held last week related to the planning of the overall Master Plan. He noted that at the meeting he continued to hear that we need more land for parks. It wasn't necessarily that we needed land for high level development, just the need for more land. Mr. Smith stated he is initially hesitant. He noted community input is that more park space is needed.

Mr. Seidler stated the access road is partitioning off by the park. He asked if there was any possibility of accessing off of Rt. 39. Mr. DiSanto replied that is not possible because the wetlands basin comes off Rt. 39. The access was designed the way it was so that it lines up with Lorelai so there would be a 4 way intersection that could potentially be stop-signed. Mr. Lentz asked if the access road will become a Township Road. Mr. DiSanto replied it could probably be private. Mr. Lentz asked that with the access road where they want to build apartments, there will be traffic in and out all day long. Mr. DiSanto agreed that there would be traffic from the residents. Mr. Lentz asked if they could put speed bumps in. Mr. DiSanto replied that could be considered if it is a concern. Mr. Lentz stated Triple Crown would have to get approval from the Board of Supervisors for the three apartment buildings they are proposing. Mr. DiSanto replied they would have to go through the entire process including a plan approval, Planning Commission approval, Board of Supervisors approval and some type of zoning relief due to the percentage of apartments.

Mr. Lentz asked how far back the last building would go and if it would be close to the Forest Hills development. Mr. DiSanto replied it would be far back. There would still be some open space. Mr. Smith confirmed that access to the apartments is one way in and one way out. Mr. DiSanto replied yes. Mr. Smith asked if there is an emergency access midway up. Mr. DiSanto replied the question comes up regarding two points of ingress and egress, but it is difficult with the layout. He noted they do not want to take out some of the prime flat land that would be really nice park land. He noted one of the reasons the apartment buildings are pushed far back is that the residents who bought the single family residences on Alexandria were under the impression they would have a park in their back yard and not apartment buildings.

Mr. Smith stated he is concerned about losing access to the lower section of the park because of the access road. Mr. DiSanto reviewed drawings showing the road would bisect the two ponds. Mr. Lentz asked if there is any room to put the proposed apartment buildings near the existing ones. Mr. DiSanto replied no.

Mr. Seidler asked Mr. DiSanto if this concept was considered after or because of the sale of the existing Jewish Home next door. Mr. DiSanto replied the idea came up after attending the previous Park and Rec Board meeting and after getting involved with Wolfersberger. This is a fairly intense development that allows for more density. We think the way we can serve the density is a vertical style construction versus more ¼

acre, ½ acre single family lots, and the apartments have been a strong product in the community.

Mr. Smith stated that the current configuration of the old golf course will draw interest that will be more than just people in this neighborhood. There will be outside people coming in if there is a dog park or disc golf course. He stated access is limited to the area, so there would need to be another road put in so it is more public or asked if it would come off of the private road. Mr. DiSanto replied that conceptually they would give an easement for public access and the Township could build their parking lot off the private road so there wouldn't be another curb cut on Alexandria. It would all go through the same access point, and somewhere north of the access road a parking lot could be built. Mr. Lentz confirmed Mr. DiSanto is looking at just one road. He questioned what would happen if there was an emergency such as a big fire and people had to get out. Mr. DiSanto stated there is a cut halfway up that would require permission for access from the new owners (Jewish Home). He noted they have not had a conversation with the new owners yet and want to talk with the Township first to figure out what makes sense. Mr. Seidler stated he can see the benefit of the fees-in-lieu, but it is only \$311,000. He noted one of his concerns is access to the park and the only place to access it has now been blocked off by the access road. Mr. DiSanto noted he thought we could share the access road. He thought they could possibly do elevated crosswalks. Mr. Lentz asked how many units are being added. Mr. DiSanto Stated there are 46 units per building for a total of 138 units. The total density would be 588 units if the plan moved forward.

Mr. DiSanto stated they would possibly like a Park Board representative to say the plan was presented, and the Parks and Recreation Board is not opposed to it and that it makes sense and the Board likes the additional fee-in-lieu concept. It could then be taken to the Planning Commission. He noted he is not expecting a decision tonight and he is willing to receive emails with thoughts, questions, and if anything needs to be refined. Ms. Scott asked Mr. DiSanto for their timeline. He replied they have no timeline at this time due to the number of moving pieces.

Mr. Seidler stated he wasn't expecting the reduction in the size of land being dedicated. Mr. Lentz questioned how far out it would be for Phase 3 to be submitted. Mr. DiSanto replied he thought Phase 3 was approved by the Board and just needs recorded. It is probably waiting for NPDES and some county permits, and some site work would need to occur. The NPDES permit has to be closed because the Township will not take it with an open NPDES permit. He stated it could probably be the end of 2023 or 2024. Mr. Lentz confirmed there is time to work on a plan. Mr. DiSanto replied we have as much time as is needed. Triple Crown can hold it if the Township does not want to maintain or mow it.

Mr. DiSanto stated they will continue to work on it and will bring it back to the Board if anything else comes up. He noted they might plan to talk to the Planning Commission. He also noted he will email Ms. Scott. Mr. DiSanto noted it seemed like

everyone was generally okay with the concept at this point and will continue to push it forward. Board members thanked Mr. DiSanto for coming to the meeting and making them aware of Triple Crown's plans with the land.

Mr. Johnson asked if the Board wanted to have any discussion at this time. Mr. Smith stated there is no general okay from the Board. Mr. Lentz stated he is not in favor of losing the park ground. Mr. Johnson noted Triple Crown now wants to squeeze in three apartment buildings. Mr. Smith stated he could not imagine what that will do to traffic. Mr. Lentz stated the high-rise apartments will be able to be seen from Forest Hills. Saldo requirements were discussed.

Mr. Smith stated because of all that we heard at our meetings last week, the fee-in-lieu would have to be a big chunk of money for him to think it is wise to give up land. Mr. Seidler stated Public Works could patch up the existing paved trails with a minimal cost. Mr. Smith stated most of what he heard at the Master Plan meetings was for passive activities, and acreage is still needed for that. Mr. Smith stated he is putting on the "Tom George hat" and saying "Don't give away any more land." Mr. Lentz also expressed concern that the Jewish Home could not want the access road. Mr. Seidler stated they are increasing the number of units by 30% by adding the three apartment buildings. Mr. Smith noted he thought the Saldo changed so that the developer does not have the option to decide if they dedicate land or pay fee-in-lieu, and the Township makes that decision. Mr. Seidler stated he thought there was a waiver of some type with this development.

After discussion, Ms. Scott noted she will be meeting with the Township Manager and Assistant Manager on Monday and will also talk with the Community Development Director to get more clarification on the SALDO. Mr. Smith stated the Parks and Recreation Board is not in favor of the concept at all. It was agreed by all Board members there is no "general okay" from Board members.

AUTUMN OAKS DEDICATION

Ms. Scott stated she reviewed a letter written to Lauren McDaniel of McNaughton Company that outlined items that needed to be addressed before the public park could be accepted by the Township. She noted she met with McNaughton, Lauren McDaniel, and the Community Development Director Amanda Zerbe.

Ms. Scott stated it was determined that no specifications were provided to McNaughton regarding the pavilion, pickleball court, parking lot, or playground. She noted McNaughton is willing to work with the Township. They are proposing to take care of items, excluding the two street lights and four electrical outlets at pavilion. They are asking if there is a solution to run-off with river rocks at pavilion other than putting in a paved path. The landscape architect on the Master Plan steering committee is recommending putting curbing around the playground. After discussion, there is also a

possibility of McNaughton adding a walking path of some type on the Patton Road area to connect to the park.

Board members recalled previous discussions with McNaughton during original plan for the park. Ms. Scott stated Community Development Director Ms. Zerbe is checking into a possible light ordinance regarding street lights in close proximity to the houses. It was decided having outlets in the pavilion is more important than the street lights. Ms. Scott stated the electric is included in the agreement with McNaughton. The other specific items were not included in the agreement. Discussion followed regarding the cost of lighting versus the cost to correct other items. Mr. Lentz suggested getting a price from Tyndale to run the electricity, put poles up, and install outlets before deciding. Mr. Smith suggested also checking with Public Works to see what they can do. Ms. Scott stated she will contact Mike from Tyndale to obtain pricing.

STATUS OF MASTER PLAN

Ms. Scott stated a public meeting was held last Wednesday, April 27. She noted approximately 20 members of the public attended. Cricket, pickleball, Hodges Heights residents, and a Kings Crossing family were some of those represented. A Steering Committee meeting was held on Thursday, April 28. The landscape architect from YSM reviewed each park. The common denominator was ADA accessibility at the parks. They have asked for contact information for key constituents involving Public Works, Township communication manager, Cricket representative, service clubs including Kiwanis, Rotary and Lions, as well as youth and adult sports organizations. They have also requested a copy of the SALDO.

Ms. Scott stated it was interesting that a point was made to look at what amenities, such as courts, that are offered by the school districts and even apartment complexes. Mr. Smith stated they were referencing other municipalities that had a higher degree of cooperation and communication with schools and other organizations in the area in terms of making facilities available to the community. Part of the need might be a higher degree of collaboration with the schools.

PARKS REVITALIZATION PROJECT UPDATE

Ms. Scott provided the following update:

1. Installation of playgrounds at three parks are expected to start this week. They are expected to be completed in three weeks.
2. Eagle Scout gaga ball pit concrete pad has been installed by Public Works. Pennsy Supply donated the concrete. The wall will be installed on May 14.
3. Brightbill basketball courts are set to be paved this week and lined next week. Basic line painting was included in the bid. Brightbill Basketball league will be able to start there.

4. Plan to have the courts painted next year.
5. Proposed a new logo design. Working with a marketing communications company to create the parks and rec logo.

PARK UPDATES

Ms. Scott provided the following updates:

1. There has been vandalism at Koons Park ladies' bathroom that has now been reported to the police. Partitions in ladies' stalls have had to be removed. Stalls had been pushed in so much that it did not allow doors to open or close. The women's bathroom has been locked, and a porta-john has been delivered until stalls can be replaced. Additional vandalism included trash cans being put on top of roof. There is graffiti containing a distinct log on the men's bathroom wall. Sent to police to see if they can identify the tag. Graffiti has been removed.
2. Linglestown Baseball Association received money from the Harrisburg Senators and asked if they could put a sign on the fence with the Senator's logo. They were provided with the naming rights policy and were informed the sign had to be green with white lettering, but they put up the sign that is in color with the Senator's logo. A picture has been taken of the sign. After discussion, the Board agreed for Ms. Scott to direct them to remove it.
3. Penn State exercise study has reserved and paid for permits to use Kohl Park Field #13 four nights a week. Public pick-up cricket games were taking over their space. A park ranger has been placed at that location to insure cricket does not encroach on field #13 during Penn State's permit time frame.
4. Religious holidays have become a park event. A recent George Park pavilion rental celebrating a religious holiday became an issue. There were about 200 people. Attendees were littering, being disrespectful to a soccer organization using the soccer field, sitting on the concession stand, among other things.

Discussion followed regarding the amount of the refundable security deposit being charged. Requiring a special event permit and fee was discussed. Staff will research the ways other municipalities handle similar situations. Also looking to educate staff to understand different religious holidays and ways we can interact and educate. Mr. Smith suggested inviting the point of contact from these groups to participate in discussion. Mr. Smith suggested including a third party helping to guide both staff and the group representative. Mr. Smith suggested contacting the International Service Center to assist.

ARTS COUNCIL ACTIVITIES REPORT

Mr. Smith provided the following update:

1. A higher portion of Variety Band concerts will be held in the Township in 2022. Mr. Milbrand has committed to the 5K Race, National Night Out, and three Township sponsored events.
2. Creating a contest for design of a new sign for Possibility Place.

GREENWAY COMMITTEE ACTIVITIES REPORT

Mr. Seidler provided the following update:

1. First trail maintenance day took place at Oak Park Trail and included bringing stones from Hocker Park to the stream.
2. Looking into costs for wood for bridges.
3. Working on getting more volunteers.

COMMUNITY ENGAGEMENT COMMITTEE ACTIVITIES

Ms. Scott stated there was no meeting due to lack of a quorum.

1. Committee is moving forward with the Race.
2. Secured a coffee truck for race day morning for volunteers and runners.
3. Secured Valerie Pritchard for MC.
4. Kite event was well attended. Lingle Park works well for the event.
5. Easter EggStravaganza at Brightbill Park was a success.

OTHER BUSINESS

There was none.

ADJOURNMENT

The meeting adjourned at 9:15 p.m.

Respectfully submitted

Kathryn A. Sawyer
Recording Secretary

