

**LOWER PAXTON TOWNSHIP
BOARD OF SUPERVISORS**

Minutes of the meeting held on May 18, 2022

A meeting of the Lower Paxton Township Board of Supervisors was called to order at 7:02 p.m. by Chairman Henry on the above date at the Lower Paxton Township Municipal Center 425 Prince Street, Harrisburg, Pennsylvania.

Supervisors present in addition to Mr. Henry were Robin Lindsey, Norman Zoumas, and Paul W. Navarro. Also in attendance were Bradley Gotshall, Township Manager, Samuel Miller, Assistant Township Manager, Amanda Zerbe, Director, Rachelle Scott, Director, and Steve Stine, Township Solicitor.

Pledge of Allegiance

Mr. Zoumas led the Pledge of Allegiance.

Approval of Minutes

Mrs. Lindsey motioned to approve the minutes of the meeting held on February 1, 2022, and Mr. Navarro seconded the motion. Mr. Henry called for a voice vote, and a unanimous vote of approval followed.

Announcements

Mr. Henry announced that the Supervisors met before the meeting in executive session, and they would meet again afterward.

Public Comment

There was none.

Chairman and Board Members' Comments

Mrs. Lindsey announced, that this week is National Public Works Week; she thanked Tim Nolt, Director of Public Works, and the staff.

Mrs. Lindsey announced that she and Mr. Zoumas attended the Capital Region Council of Governments meeting on Monday evening where they discussed the MS4 and Stormwater requirements. She mentioned that Bill Minsker was there to conduct a presentation on the 250th America Celebration. Additionally, Doug Brown of Dauphin County was present to discuss the timeline for the Dauphin County Local Share Grant Program; they will be accepting applications starting May 1, 2022, through August 1, 2022. She noted that the county also received a Mental Health Award and deferred to Mr. Navarro. Mr. Navarro added that Dauphin County Mental Health Board received an award for their Mental Health Program for Co-responders, and they are seeking financial assistance for the Drug and Alcohol Co-responder program.

Manager's Report

Mr. Gotshall announced that he distributed a memo to all community groups for the 2022-2023 Dauphin County Local Share Gaming Grant Program. This memo establishes the timeline for those applicants who would like to apply for the grant. The memo is available on the Township's website. The Township will hear presentations at a regularly scheduled Workshop of the Board of Supervisors; this meeting will be held on Tuesday, June 14, 2022, at 7:00 PM. All organizations wishing to present to the Board should have materials, including project scope and application to the Township Manager by Friday, June 10, 2022, at 5:00 PM.

Old Business

Action on Resolution 22-17; Appointing a Police Non-Uniformed, and Length of Service Award Program Pension Plan Investment Manager

Mr. Zoumas motioned to approve Resolution 22-17, appointing a Police Non-Uniformed, and Length of Service Award Program Pension Plan Investment Manager. Mr. Navarro seconded the motion. Mr. Henry called for a voice vote, and a unanimous vote of approval followed.

Action on Resolution 22-18; Appointing a Police Non-Uniformed,
and Length of Service Award Program Pension Plan Custodian

Mr. Zoumas motioned to approve Resolution 22-18, appointing a Police Non-Uniformed, and Length of Service Award Program Pension Plan Custodian. Mrs. Lindsey seconded the motion. Mr. Henry called for a voice vote, and a unanimous vote of approval followed.

New Business

Presentation on an Update to the Heroes Grove Project, Phase 3

Christine Hunter, H. Edward Black & Associates, and Vince Pinizzotto, Heroes Fund, Inc. were present. Ms. Hunter provided an update on Phase 3 of the Heroes Grove Project and the budget. She requested financial support from the Township for \$100,000.00, noting an increase in construction costs. She asked the Supervisors for authorization to issue an Intent to Award letter to eciConstruction to prepare contract documents for approval at the next board meeting. Discussion about the legality of the Supervisors voting to provide financial assistance to Heroes Fund, Inc. while also sitting on this board. Mr. Stine noted that there is no conflict of interest because Heroes Grove is a township-owned facility.

Mr. Henry noted that the Supervisors would take official action to award the Bid to eciConstruction at their meeting scheduled for Tuesday, June 7, 2022.

Action on Resolution 22-19; Authorizing the Submission of a Greenways, Trails, and
Recreation Program Grant Application to the Commonwealth Financing Authority

Rachelle Scott presented Resolution 22-19, which authorizes the submission of a Greenways, Trails, and Recreation Program Grant Application to the Commonwealth Financing Authority for \$250,000.00.

Mrs. Scott noted that the grant funds would be used towards the redevelopment of Brightbill Park.

Mrs. Lindsey motioned to approve Resolution 22-19 which authorizes the submission of a Greenways, Trails, and Recreation Program Grant application to the Commonwealth Financing Authority. Mr. Zoumas seconded the motion. Mr. Henry called for a voice vote, and a unanimous vote of approval followed.

Action on Application for Payment No. 1 from JNS Paving and Excavating Corp. for the Brightbill Park Basketball Court Resurfacing Project

Mr. Navarro motioned to approve on Application for Payment No. 1 from JNS Paving and Excavating Corp. for \$151,838.50 for the Brightbill Park Basketball Court Resurfacing Project. Mr. Zoumas seconded the motion. Mr. Henry called for a voice vote, and a unanimous vote of approval followed.

Subdivision and Land Development

Action on Ordinance 22-03; Amending Chapter 203, Article III, Section 319 of the Codified Ordinances, Permitting by Right Conveyorized Car Washes in an RRD Zoning District

Mrs. Lindsey motioned to approve Ordinance 22-03, which amends Chapter 203, Article III, Section 319 of the Codified Ordinances, Permitting by Right Conveyorized Car Washes in an RRD Zoning District. Mr. Zoumas seconded the motion. Mr. Henry called for a Roll Call Vote: Mrs. Lindsey yea, Mr. Zoumas yea, Mr. Navarro nay, and Mr. Henry yea. The vote was 3:1 passing Ordinance 22-03. Please see the attached Transcription.

Action on the Final Subdivision Plan for Wilshire Estates, Phase 2B (Plan#22-04)

Mrs. Zerbe presented the Final Subdivision Plan for Wilshire Estates, Phase 2B (Plan# 22-04). She noted that there are four administrative comments, and four general comments, and the Planning Commission approved this plan on April 6, 2022.

Joel McNaughton and Lauren McDaniel, McNaughton Company were present to answer questions.

Mrs. Lindsey motioned to approve the Final Subdivision Plan for Wilshire Estates, Phase 2B (Plan#22-04). Mr. Navarro seconded the motion. Mr. Henry called for a voice vote, and a unanimous vote followed.

Action on a Preliminary-Final Land Development Plan for Chick-Fil-A (Plan#22-08)

Mrs. Zerbe presented the Preliminary-Final Land Development Plan for Chick-Fil-A (Plan#22-08). There are three administrative comments, six general comments, and one waiver for street trees that was requested. The Planning Commission approved this plan on May 4, 2022. The staff recommends approval of this plan and waiver due to there not being enough space for trees along Jonestown Road.

Justin Thornton, Colliers Engineering, was present to answer questions about the plan. Discussion followed.

Mr. Zoumas motioned to approve the Preliminary-Final Land Development Plan for Chick-Fil-A (Plan#22-08). Mr. Navarro seconded the motion. Mr. Henry called for a voice vote, and a unanimous vote followed.

Improvement Guarantees

Mrs. Lindsey motioned to approve the Improvement Guarantees for 1621 Terry Lane, 4805 Devonshire Rd, 6804 Blue Ridge Avenue, 2717 English Court, Amber Fields Phase VIIA, Amber Fields Phase SB & SC, Autumn Oaks Phase 1, Autumn Oaks Phase II, Autumn Oaks, Phase IIA, Estates of Autumn Oaks Phase IB and Wilshire Estates Phase 1. Mr. Zoumas seconded the motion. Mr. Henry called for a voice vote, and a unanimous vote of approval followed.

Payment of Bills – Lower Paxton Township & Lower Paxton Township Authority

Mr. Zoumas made a motion to pay the bills for Lower Paxton Township and the Lower Paxton Township Authority. Mr. Navarro seconded the motion. Mr. Henry called for a voice vote, and a unanimous vote of approval followed.


Announcements

Mr. Henry announced that the next Board workshop meeting is scheduled for Tuesday, June 7, 2022, at the Municipal Center.


Adjournment

Mrs. Lindsey motioned to adjourn the meeting. Mr. Zoumas seconded the motion. Mr. Henry called for a voice vote, and a unanimous vote of approval followed, and the Chairman adjourned the meeting at 8:05 p.m.

Respectfully submitted,


Shellie Smith
Recording Secretary

Approved by,


Chris Judd
Secretary

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LOWER PAXTON TOWNSHIP BOARD OF SUPERVISORS

IN RE: ACTION ON ORDINANCE 22-03 AMENDING
CHAPTER 203, ARTICLE III,
SECTION 319 OF THE CODIFIED ORDINANCES
PERMITTING BY RIGHT CONVEYORIZED CAR
WASHES IN AN RRD ZONING DISTRICT

TRANSCRIPT OF PROCEEDINGS

PUBLIC HEARING

BEFORE: LOWMAN S. HENRY, CHAIRMAN
ROBIN LINDSEY, VICE-CHAIRPERSON
NORMAN C. ZOUMAS, TREASURER
PAUL NAVARRO, ASSISTANT TREASURER

STEVEN A. STINE, SOLICITOR
BRADLEY N. GOTSHALL, MANAGER
SAM MILLER, ASSISTANT MANAGER
SHELLIE R. SMITH, RECORDING
SECRETARY

DATE: MAY 18, 2022, 7:24 P.M.

PLACE: LOWER PAXTON TOWNSHIP MUNICIPAL
CENTER
425 PRINCE STREET
HARRISBURG, PENNSYLVANIA

PRESENT:
ESCH McCOMBIE, ESQUIRE
NICK ORD
RON SECARY, PE

TERESA K. BEAR, COURT REPORTER
NOTARY PUBLIC

1 THE CHAIRMAN: And now we need to move on
2 to Subdivision & Land Development. We will begin by
3 taking action on Ordinance 22-03. It's amending
4 Chapter 203, Article III, Section 319 of the Codified
5 Ordinances permitting by right conveyORIZED car washes
6 in an RRD zoning district.

7 And Mr. Stine will conduct the public
8 hearing.

9 Mr. Stine.

10 MR. STINE: Thank you, Mr. Chairman.
11 This is the time and date set for the public hearing
12 on Ordinance 22-03 which would amend Chapter 203,
13 Article III, Section 319 of the Codified Ordinances
14 permitting by right conveyORIZED car washes in an RRD
15 zoning district.

16 Mr. McCombie, would you like to make some
17 comments initially before I open it up for public
18 comment?

19 MR. McCOMBIE: Yes, please, if that's all
20 right.

21 MR. STINE: Sure.

22 MR. McCOMBIE: Thank you. Good evening,
23 Supervisors. Thanks for having us this evening. My
24 name is Esch McCombie. I'm an attorney with McNeese,
25 Wallace & Nurick in Harrisburg.

1 Sitting to my right is Nick Ord with
2 Shiny Shell Car Wash and over my back shoulder, to
3 the right, is Ron Secary with Snyder, Secary &
4 Associates, a division of Pennoni, the engineer for
5 the project.

6 We're here this evening to request an
7 amendment that would allow a conveyorized car wash in
8 a residential retirement development and that will
9 establish regulations and limitations for that use.

10 This process started last fall. We have
11 worked with staff, met with the Planning Commission a
12 couple times and have hosted several meetings with the
13 public and conducted surveys to receive feedback from
14 the Blue Ridge Development where this facility would
15 be located.

16 We have a pretty short presentation this
17 evening. We'll start with Nick giving you a little
18 background on Shiny Shell and some of the outreach and
19 surveys we've conducted. Ron will talk about the
20 site location and go over the concept plan and then
21 I'll wrap things up with a description of the
22 ordinance.

23 So if there aren't any initial questions
24 for me, I'm happy to hand it over to Nick. Thank you.

25 MR. ORD: My name is Nick Ord. Good

1 evening. I just wanted to just give a brief
2 background on our business. I believe all of you have
3 -- are familiar with our proposal and this project.

4 Just as an overview of Shiny Shell Car
5 Wash, we are -- and Coldwater Capital, we are a --
6 owner-operators of our business, meaning that we are
7 -- you know, we're the ones that are going to be here
8 in the township running the day-to-day of our
9 operation. We're not a developer that's going to be
10 looking for an outside franchisee running our
11 operation.

12 Our business is a unique car wash. It's
13 not your typical car wash that you're used to seeing.
14 The facility is not open 24 hours a day. It's a
15 conveyORIZED building where our customers pull onto
16 the site. They pull through an automated facility
17 that's conveyORIZED and it cleans their car in about
18 -- in less than three minutes.

19 Customers, as they pull out of the car
20 wash, have the opportunity to pull into a parking lot
21 where they can vacuum out their own car. We provide
22 some extras for them that they can do that.

23 At Shiny Shell Car Wash we're -- our
24 three biggest focuses are our people, the community
25 and our assets. So when I say the people, we're

1 focused on our team members. We provide jobs here in
2 the community. We hire locally and we provide jobs
3 with benefits and upward mobility career paths, things
4 of that nature.

5 And we're committed to the community. We
6 often in -- with many of our other facilities, we
7 partner with the community for fund-raisers, whether
8 it's high schools or a number of different groups.
9 We're a community -- committed to the community and in
10 an environmentally way as well.

11 So we -- with the water that we use on
12 our facility, we recycle and reclaim about 70 percent
13 of our water. It goes through an advanced filtration
14 system so that we can reuse that.

15 In addition to that, all of the -- all of
16 the water, all of the -- all of our wastewater, before
17 it goes into the sewer system, passes through our
18 advanced filtration and sediment filters before
19 anything is deposited into the sewer system.

20 That's just a little bit about us. I
21 know you -- I'm happy to answer more questions as --
22 about our business specifically, but just to kind of
23 back up a little bit on the process that we've been
24 going through since fall as we've -- for our proposed
25 text amendment, you know, as we worked with staff and

1 as we worked with the Planning Commission, one of the
2 biggest things that was asked of us was to seek
3 resident impact of Blue Ridge Village.

4 We know that that's, you know, a new
5 development. There's a lot of new residents in there.
6 The business that we are proposing there is alongside
7 -- the commercial use is along Linglestown Road. We
8 were asked to, you know, go and get feedback from the
9 residents.

10 So what we've done up to this point is
11 we've held first a meeting with just the Blue Ridge
12 Village HOA. So the members of that HOA, we were able
13 to answer their questions, provide -- hear their
14 concerns, try to incorporate that in how -- and, you
15 know, how we might be able to address those.

16 Following that meeting, which went well,
17 the HOA helped us to organize an open-house event.
18 That open-house event we held in February. That event
19 was sent out to all residents that live in Blue Ridge
20 Village to come out, learn a little bit more about our
21 business, answer -- you know, ask any questions and
22 also provide feedback to us. So we held that event in
23 February.

24 Following that, we did send out an online
25 survey to residents at the request of the Planning

1 Commission. When we went back to the Planning
2 Commission, we -- you know, we presented those
3 results. We got the feedback that they -- that the
4 results -- they didn't feel like we asked a very
5 direct question and so we went back in the last month
6 to go back and survey the residents and the question
7 that we asked in the last month was "Do you support a
8 Shiny Shell Car Wash being built at Blue Ridge
9 Village"?

10 The format of that survey we decided to
11 conduct in person. The reason being is we felt that
12 because our business is unique it provided an
13 opportunity for us to -- there's an educational
14 component to the business so that we could kind of
15 share a little bit about what makes us unique and why
16 it's not -- maybe not like other car washes.

17 So the format of that survey was mainly
18 door-to-door with permission of the HOA. We went
19 door-to-door to all of the townhomes -- excuse me, all
20 of the occupied townhomes and single family homes in
21 the -- in Blue Ridge Village.

22 Can you scroll up just a little bit. One
23 more slide. Right there. There we go. Perfect.

24 So of the -- we were able to contact or
25 get responses from 80 individuals. And of those 80

1 responses, 83 percent of them were -- voted yes that
2 they were in support of our project, 6 percent voted
3 no, and 11 percent did not want to sign.

4 If you go down, there's just a -- just a
5 quick breakdown on how those were broken out, you
6 know, based on the resident type that were in there.
7 It's -- essentially my point here is that we -- you
8 know, the townhomes -- we attempted to contact 39
9 occupied townhomes.

10 Of those 39, 7 of them were -- we were
11 unable to contact. We tried multiple times and we
12 were not able to get any response. Of the remaining
13 responses, we received 28 votes in favor, 3 against
14 our project, and 1 that did not want to sign either
15 way.

16 If you'd scroll down to the next slide
17 there.

18 Single family homes. We were able to --
19 we attempted to contact 40 occupied single family
20 homes. Again, we received 31 responses. 21 of those
21 were in favor of the project, 4 were against, and 6
22 did not want to sign either way.

23 And then move on to the next slide,
24 please.

25 For the apartment buildings that are in

1 Blue Ridge Village, we were unable to go door-to-door
2 to those residences because those doors are -- you
3 need a key fob to enter the building. We worked with
4 -- we worked with the owner of the apartment building
5 and they didn't feel comfortable with us going
6 door-to-door so we held a -- we held just kind of a
7 neighborhood event, invited them to come out and hear
8 a little bit more about our -- about the project.

9 And then we sent out an online survey and
10 these were the -- with the same question asked. "Do
11 you support a car wash being built on Linglestown Road
12 at Blue Ridge Village?"

13 And these are the results of that survey.
14 61 percent voted in favor of our project, 36.6 percent
15 voted no, and I think that's about 2 1/2 percent that
16 did not wish to answer.

17 So kind of summing all that up, over the
18 last six months or so we've -- as we've been working
19 with the township, we've really tried to seek the
20 public's -- Blue Ridge Village's input on our proposed
21 text amendment. We've received really strong
22 responses. Many people are excited about the project
23 and excited for us to hopefully be able to open our
24 business there.

25 MR. McCOMBIE: Thanks, Nick.

1 Any questions for Nick on Shiny Shell or
2 the outreach?

3 MR. ZOUMAS: Just a couple. Do the
4 residents of Blue Ridge Village have any restrictions
5 on washing their own cars in their own driveways?

6 MR. ORD: I don't believe so. I'm not
7 aware, but I -- I don't believe so. Not that I'm
8 aware of.

9 MR. McCOMBIE: I think the apartments,
10 you know, wouldn't have hookups for it right there;
11 but the townhomes and singles, I think they would not
12 be prohibited from washing their own vehicles.

13 MR. ZOUMAS: How many lanes are at the
14 car wash?

15 MR. SECARY: So there are --

16 MR. McCOMBIE: Why don't you come on up,
17 Ron. Ron can walk you through the site plan and
18 answer those questions for you, if you like.

19 MR. SECARY: Good evening. Ron Secary
20 with Snyder, Secary & Associates.

21 The plan that's up is an aerial view of
22 Blue Ridge Village and this will give you some
23 context. The site itself is shown in red at the
24 corner of Linglestown, Alexandria and Eg Drive.

25 Let me get my pointer and I can highlight

1 that. So that's the location of it. It's surrounded
2 by -- now, this is a little bit older of an aerial
3 view so, as you know, there's been some -- continues
4 to be construction here, but there's commercial
5 development to the east. There's vacant commercial
6 land immediately to the northeast. We talked about
7 the townhouses here, the apartments here, and the
8 singles are even further away.

9 And you can see the concentric circles
10 that are depicted on the plan. That gives you
11 distances from the -- what would be the most proximal
12 location of the building to the surrounding site. So
13 you can see, you know, the relative distances that
14 each of those components of Blue Ridge are as they
15 relate to the site itself.

16 So if we can go to the next slide, we'll
17 kind of -- that's the site plan. And what you can see
18 is -- the principal access is off of Eg Drive. So
19 cars will come in off of that drive into the site and
20 advance southerly and then go to the east and up
21 around the facility.

22 These are the pay lanes, and there will
23 be pay lanes located in the -- on the eastern side of
24 the building. There's room behind those pay lanes for
25 more than 26 cars to queue internally.

1 And as Nick said, the average time for
2 processing a car through the system is about three
3 minutes. So they would advance from the pay lane into
4 the wash tunnel, go through the wash tunnel, come out
5 this end where the vacuum facilities are and then exit
6 out into where the outside vacuum facilities are.

7 So if you elected to, you know, stop and
8 clean out the interior of your car, these -- every one
9 of these stalls here are equipped with vacuum
10 facilities, as I mentioned, and then obviously you
11 would exit out the way you came in.

12 So that's kind of a real quick 10,000
13 foot -- you know, we've looked at this a couple times
14 before, but just to refresh your memory, that's kind
15 of the site itself and also the context of the site
16 within the overall development.

17 MR. McCOMBIE: Brad, if you could go back
18 up. I just have a couple other points real quick.

19 As you see on the plan, you've got the
20 landscape buffer kind of coming around in this area.
21 The idea here is that, you know, patrons stay in their
22 vehicles as they're coming through.

23 A conversation that we had with the
24 Planning Commission was about egress and the Planning
25 Commission members asked, you know, if vehicles were

1 coming out to Alexandria, they were very comfortable
2 with them hanging a right coming out but turning left
3 there was some concern.

4 So we had some conversations about
5 putting a sign in here and directing traffic that
6 wants to go eastbound to head down Eg, and that's
7 something that -- you know, if we move on to land
8 development, that we can have further discussions
9 about signage and kind of addressing those types of
10 issues.

11 MR. ZOUMAS: That would take another
12 traffic light, right?

13 MR. McCOMBIE: Yes, to making the left
14 turn, that's correct.

15 Any other questions on the site plan
16 before we move into the ordinance itself?

17 MS. LINDSEY: Do you have any others in
18 Dauphin County or is this your first one in Dauphin
19 County?

20 MR. ORD: Yes, we have a -- we do -- it's
21 not operating yet. We have another one in -- under
22 construction in the township, in Lower Paxton Township
23 on Jonestown Road.

24 MS. LINDSEY: Oh, are you building the
25 one on Route 22?

1 MR. ORD: That's right.

2 MS. LINDSEY: Oh, okay.

3 MR. ORD: And then we've got some other
4 -- another one under construction in Cumberland County
5 over in Lemoyne Borough so --

6 MS. LINDSEY: So this one here, is it
7 going to look like the one that's on 22 with the real
8 big roof on it and everything?

9 MR. ZOUMAS: There are two going in over
10 on 22, which one are you talking about?

11 MS. LINDSEY: Well, he's saying under
12 construction so I'm thinking it's the one at The
13 Meadows.

14 MR. ORD: Yes, it is.

15 MS. LINDSEY: Okay. Because the other
16 one they haven't started yet down the street and I
17 don't know what that one's called. So you're where
18 The Meadows is?

19 MR. ORD: Yes. And the idea is, yes, we
20 would use a similar design. You know, we -- of
21 course, we would follow -- I know there are some
22 architectural components that are in place with all of
23 those commercial uses that are there along the
24 entrance to Blue Ridge Village so we would comply and
25 follow those and be able to, you know, go through that

1 more as we go through the land development process,
2 but our plan would be to -- it would be a similar
3 facility to that one you see being constructed there.

4 MS. LINDSEY: Okay. And I'm just hoping
5 it doesn't look odd compared to the other buildings
6 there because it's -- it's very tall and it's right
7 there so --

8 MR. ORD: Yeah.

9 MS. LINDSEY: Okay.

10 MR. ORD: And I guess one thing that
11 they're kind of showing on the plan, that landscape
12 buffer along that front side of that building that you
13 can see down at the bottom is -- I believe that's --
14 is that 50-feet, Ron?

15 MR. SECARY: Um-hum.

16 MR. ORD: 50 feet there. The building is
17 going to be set much further back off of Linglestown
18 Road, as compared to the project that you're thinking
19 of on Jonestown Road is set on that road.

20 MS. LINDSEY: And I might have asked this
21 before; and if I did, I'm sorry. Is it one of those
22 where you can pay so much a month and go through every
23 day? I guess that's the new thing nowadays.

24 MR. ORD: Yeah.

25 MS. LINDSEY: Okay.

1 MR. ORD: So that's one of the main
2 features of our facility that, frankly, most of our
3 customers love. We offer what -- we call it a
4 membership. You pay a low monthly fee and you can
5 come every day if you want to.

6 We see our business as becoming a --
7 really a convenience for our customers. We're a stop
8 along the way, you know, on their way home or on their
9 way to or from work. It's -- we see it as a use
10 that's -- that can be -- provides a convenience for
11 the residences there and fits well with the other
12 existing commercial uses that are in that commercial
13 center.

14 MS. LINDSEY: So if you don't have your
15 package, you could still go through and pay?

16 MR. ORD: Correct. That is correct.

17 MS. LINDSEY: Okay.

18 MR. ZOUMAS: This has nothing do with the
19 ordinance, but is it a brushless or a brush type, a
20 soft brush? Does it have the dryer? How does that
21 work?

22 MR. ORD: Yeah. So we use
23 state-of-the-art equipment and really what we think is
24 the best that the car wash industry has to offer
25 today. So it -- our building is about a -- you know,

1 it's a 130-foot long tunnel that's got car wash
2 equipment. It's a conveyor that pulls you through
3 there.

4 Inside there we've got a combination of,
5 you know, soaps, detergents, waxes, ceramic waxes,
6 brushes, high pressure water, tire shine, blowers, and
7 even a little -- you know, we call it a buff and dry
8 at the end that dries your car.

9 MR. ZOUMAS: So you pick the package you
10 want?

11 MR. ORD: Exactly. So to answer your
12 question, most of our washes do use brushes. We do
13 have options where if someone doesn't want to use a
14 brush, they can tell the attendant that and the -- and
15 those can be retracted, is what we call it, and
16 they're just not used on that vehicle.

17 MS. LINDSEY: And what are the hours of
18 operation?

19 MR. ORD: Our hours of operation are
20 typically 7:30 a.m. to 8 p.m.

21 THE CHAIRMAN: Will there be custard?

22 MR. ORD: You know --

23 THE CHAIRMAN: The one on Jonestown Road
24 offers custard in the back.

25 MR. ORD: That's right. That's right. I

1 know we've still got to figure that part out, yeah.

2 MS. LINDSEY: A Starbucks line.

3 THE CHAIRMAN: There's a Starbucks right
4 down the street.

5 MR. ORD: Yeah, that's right.

6 MR. McCOMBIE: Any other questions for
7 Nick?

8 MR. NAVARRO: Well, I mean, I guess I
9 have a question. You know, I'll be honest with you.
10 We had the -- I was at the polls yesterday running
11 around and I actually got a lot of questions about the
12 car wash situation. You just said you're putting two
13 in Lower Paxton, you know.

14 MR. ORD: Yeah.

15 MR. NAVARRO: What made you pick Lower
16 Paxton, if you don't mind me asking?

17 MR. ORD: Sure. So we -- as a business,
18 I'd say it's really a supply-and-demand analysis. We
19 are -- the car wash industry has a lot of -- there's
20 been a lot of change in the last 10 years. This is
21 kind of the new style of car wash. A lot of this is
22 happening across other markets, you know, across the
23 country.

24 If you go to other places in the United
25 States, you see a lot of these facilities. And so as

1 we kind of look at what's existing -- our brand, we
2 own and operate over 20 of these facilities in a few
3 different states. We have car washes in Florida,
4 Georgia and Utah.

5 The reason we came to this area, one, I
6 -- I had, you know, lived here, actually, for a little
7 while in the area, in the Harrisburg region, and just
8 saw that there was an opportunity. But, really, as a
9 function of supply and demand. We did not see a lot
10 of these kind of newer style car washes here in the
11 greater Harrisburg area, specifically this township.

12 The reason is is we try to go to
13 locations where we think it can be really a
14 convenience, a stop along the way for our customers.
15 So we try to target, you know, roads that are busier
16 roads, like Jonestown Road, like Linglestown Road and
17 those kind of stops where it's -- you know, as we
18 mentioned, it's a quick -- people can be in and out in
19 three minutes and on their way.

20 So really the driver there is, first, we
21 kind of identified the overall Harrisburg area as this
22 is a market that we, you know, want to be in, want to
23 operate in, and next it was finding those specific
24 sites we want to go to.

25 MR. NAVARRO: Sure, and that's --

1 obviously you're marketing and stuff like that. I
2 guess my question -- because, you know, we have --
3 when I think of Linglestown Road, you know, we have --
4 on the corner there is a car detailing --

5 MR. ORD: Yes.

6 MR. NAVARRO: I understand that's
7 different than what you do. There is an existing, you
8 know, car wash that is up further that's been there
9 ever since I can remember and I was born in this area.

10 So, you know -- you know, so the theme
11 that I've been getting -- and I've been following this
12 on social media also on the, you know, Lower Paxton
13 Facebook pages and groups and all that stuff is that
14 we've got a lot of car washes.

15 I can't think of one in Derry Township.
16 I can't really -- you know, you've got the truck stops
17 out there, you know, off of 39, you know, so -- but in
18 Lower Paxton we have a lot.

19 So, you know, and that's -- that was kind
20 of the theme, especially yesterday at the polls when,
21 you know, people would come and we were talking that
22 "Boy, we're turning into the car wash capital of
23 Dauphin County."

24 So that's why I wanted to ask you what --
25 you know, what brought you to us. And if you've

1 already got one, you know, what's not taking you to
2 another, you know, municipality by the trucks stops or
3 whatnot? Okay.

4 MS. LINDSEY: Actually, I think when your
5 two are finished, we'll have nine car washes in Lower
6 Paxton Township so --

7 MR. McCOMBIE: And I think there's --
8 there's a difference -- and this may be a good segue
9 into the ordinance. The ordinance is specifically for
10 conveyorized car washes. It's for the higher end car
11 washes. And the way the ordinance has been set up is
12 to essentially preclude or prohibit your old
13 cinderblock with the higher power hose that, you know,
14 we all used in the '80s and '90s on our cars.

15 This is a different style of car wash.
16 It is intended to be at a, you know, higher level of
17 use than some of the other ones that you might have in
18 the area.

19 THE CHAIRMAN: We also have 53,000 people
20 in Lower Paxton Township, which means a lot of cars.
21 My assumption is you wouldn't be wanting to build this
22 if you didn't see a market for building it.

23 MR. McCOMBIE: Correct.

24 MR. ORD: And if I could go back to --
25 you know, as you talk about the detail shop that's

1 down the way, we really do see ourselves as a
2 different model. We're a business where it's a
3 convenience. We don't think that we'll really be
4 taking business from that detail shop that's further
5 down the way. It's, you know, a different -- someone
6 wants to go and leave their car for an hour to really
7 get it detailed versus someone who's quickly looking
8 to get the exterior of their car clean.

9 As we -- you know, having experience
10 doing that in a number of different places, most of
11 these -- most townships or other cities that we're in
12 have these existing or what we call self-serve car
13 washes and we still are seeing quite a bit of demand
14 for this style as well.

15 MS. LINDSEY: Well, we will have to give
16 you credit. You did do a lot of work with --
17 connecting with the residents at Blue Ridge. You
18 know, you keep going back and all that you've done.
19 So thank you for doing that.

20 MR. ORD: Thank you.

21 MR. McCOMBIE: Bradley, can you go to the
22 map, actually, please, and maybe zone in on the left
23 side there where it's highlighted.

24 So the ordinance was designed for the
25 residential retirement development, but similar to the

1 RRD for Blue Ridge, it requires that a conveyORIZED
2 car wash like this be located along an arterial street
3 and so that ends up really limiting where the
4 ordinance would be applicable within the township.

5 Certainly you have a -- many tracts of --
6 in your IN district. That's the kind of periwinkle
7 color that you see everywhere, but there are very few
8 undeveloped parcels in your IN district that are along
9 an arterial road.

10 You have the one that we are proposing up
11 here and then you have these two tracts down here that
12 are contiguous. So it's really just two areas within
13 the township that would be affected by the ordinance
14 currently.

15 Of course, somebody could come tear down
16 a number of buildings, put an RRD in and then a car
17 wash would, you know, be available there, but I think
18 the chances of somebody demolishing enough buildings
19 for that large of a property are fairly low so it has
20 a limited effect overall on the township's map.

21 To the next slide, please.

22 And then these are the requirements or
23 limitations. So, you know, currently you have the
24 retail stores, restaurants, cafeterias, coffee shops,
25 adding in the conveyORIZED car wash up here. It must

1 be abutting an arterial street, like I mentioned.

2 The conveyORIZED again, you know,
3 requiring that it be a higher level of car wash, more
4 high tech. Only one is permitted in each RRD. We
5 wanted to limit the size so it was limited to 55,000
6 square feet so that you don't have a massive car wash
7 with multiple lanes -- you know, multiple
8 drive-through locations.

9 Again, to limit the size, we limited the
10 vacuum stalls not to exceed 20. And these vacuums, am
11 I correct, are free to the public?

12 MR. ORD: Correct.

13 MR. McCOMBIE: So you had asked about the
14 -- you know, how do you pay. You can go through the
15 car wash on a one-time deal, you can get a monthly
16 membership, or if you just are on your way home and,
17 you know, need to vacuum something out because the
18 kids threw stuff all over the back seat like mine do,
19 that's right there for you on your way in.

20 The current zoning ordinance permits car
21 wash operations until 10:00 at night, 7 until 10.
22 We've reduced it to 8:00 for these conveyORIZED car
23 washes in the RRD district to acknowledge that this is
24 a residential district and so we didn't want them
25 operating as late into the evening as what are allowed

1 for car washes in your commercial district.

2 And then, lastly, it must have a minimum
3 of one employee on-site at all hours. Those employees
4 are there to answer questions, but they're also there
5 to pick up trash or if somebody is blasting music
6 while they're vacuuming out their to car to say
7 something to them and address any of those types of
8 issues that might pop up.

9 And this goes back to kind of the level
10 of service that's expected at a car wash like this as
11 compared to the cinderblock car washes with the power
12 hose. You have an attendant there to address these
13 issues as anything might pop up.

14 So we hope, you know, you've got a good
15 understanding now of the ordinance itself and Shiny
16 Shell and what the concept is for the site; but,
17 again, if there are any additional questions, we're
18 happy to answer them.

19 MR. ZOUMAS: How did you come up with a
20 name like Shiny Shell?

21 MR. ORD: Good question. I guess our
22 marketing team -- we just wanted something that was
23 kind of fun, unique. We liked the alliteration there
24 and -- and we have kind of a turtle theme at our wash
25 and so that's where the Shell comes from so -- the

1 shell of your car is going to be shiny and we kind of
2 -- we try to make it fun.

3 And it's something that we do at our
4 business -- at our operations. I think most of the
5 members here maybe have seen one of our videos we
6 presented in the past. At many of our locations we
7 have a -- a little area for customers where they can
8 go in and get a free drink and we've got a little
9 spray gun where kids can actually spray -- it goes
10 through -- a little spray gun goes through the glass
11 and they can spray cars as they're going through the
12 car wash. We try to make it -- it's a very
13 family-oriented environment.

14 MS. LINDSEY: Where is your home office
15 from?

16 MR. ORD: We're based out of Salt Lake
17 City, Utah.

18 MS. LINDSEY: Oh, wow.

19 MR. NAVARRO: On the one picture there's
20 a lot of neon lights and it looks amazing. My
21 question is what -- when do they shut off? Do you
22 shut the lights off at a certain time or ...

23 MR. ORD: Yeah, so we -- we do shut off
24 our lighting when our business closes. Now, we do --
25 we do keep some of the site lighting on that, you

1 know, would be allowed by the township, more for a
2 security purpose, you know, but we do -- you know,
3 through the land development process we -- you know,
4 we'll -- obviously we'll go through a photometric plan
5 and go through and work -- you know, work with any of
6 the township's, I guess, ordinances as regards to
7 lighting.

8 MR. STINE: Any further questions for the
9 applicant?

10 (No response.)

11 MR. STINE: Seeing none, is there anyone
12 in the audience that wishes to be heard on Ordinance
13 22-03?

14 (No response.)

15 MR. STINE: Seeing no response, Mr.
16 Chairman, it would be an order at this time to close
17 the public hearing on Ordinance 22-03 and the Board
18 may take action if it so desires.

19 THE CHAIRMAN: Thank you, Mr. Stine.

20 Would there be a motion on Proposed
21 Ordinance Number 22-03?

22 MS. LINDSEY: Mr. Chairman, I'll make a
23 motion that we approve Ordinance 22-03 amending
24 Chapter 203, Article III, Section 319 of the Codified
25 Ordinances permitting by right conveyorized car washes

1 in an RRD zoning district.

2 THE CHAIRMAN: So moved.

3 Is there a second?

4 MR. ZOUMAS: Second.

5 THE CHAIRMAN: I'd like a roll call vote,
6 please.

7 MS. SMITH: Mrs. Lindsey?

8 MS. LINDSEY: Aye.

9 MS. SMITH: Mr. Zoumas?

10 MR. ZOUMAS: Aye.

11 MS. SMITH: Mr. Henry?

12 THE CHAIRMAN: Aye.

13 MS. SMITH: Mr. Navarro?

14 MR. NAVARRO: Nay. I'm sorry. I like
15 it. I like the look of it. I like all those things,
16 but, you know, I -- again, I think I've -- I'm having
17 a hard time, you know, with the amount of car washes
18 that we have and changing the -- you know, allowing it
19 out there. So I'm going to have to say no. I'm
20 sorry.

21 THE CHAIRMAN: So three to one is the
22 vote. Okay. So the ordinance would then be
23 approved.

24 Okay. Thank you, gentlemen. Thank you
25 for being here.

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MR. McCOMBIE: Thank you very much.

MR. ORD: Thank you for your time.

(The public hearing was concluded at
7:55 p.m.)

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C E R T I F I C A T I O N

I hereby certify that the proceedings and evidence are contained fully and accurately in the notes taken by me on the within proceedings and that this copy is a correct transcript of same.

In testimony whereof, I have hereunto subscribed my hand this 31st day of May 2022.

Teresa K. Bear, Notary Public
Court Reporter