

HAMPDEN TOWNSHIP BOARD OF COMMISSIONERS

Board of Commissioners Meeting -

September 28, 2023 - 7:30 PM

Agenda

Amended Agenda

The Commissioners reserve the right to take official action to approve, deny or modify any discussion item or other matters noted on this agenda whether or not there is reference to a motion or approval being part of the agenda item.

1. Call to Order

- (a) **NOTICE IS HEREBY GIVEN that the September 28, 2023 Board of Commissioners meeting will be held in person at the municipal building, 209 S. Sporting Hill Road, Mechanicsburg. Any persons interested in participating in the meeting, in order to provide comments or ask questions, must attend the meeting in person at the municipal building.** Any persons desiring to solely listen to the public meeting may do so telephonically by dialing by phone to 1-408-418-9388 or 1-646-992-2010 and entering the Meeting ID Number of 263 292 23792. When asked to enter a Participant ID press the (#) pound sign. Listening to the meeting is also an option via the internet at Website URL <https://bit.ly/3t2DqhC>.

Persons listening to the meeting remotely will not be permitted to provide comments or ask questions during the meeting.

If you are a person with a disability and require an auxiliary aide, service or other accommodation to participate, please contact the Township Manager at (717) 761-0119 to discuss how your needs may be best accommodated. Keith B. Metts, Township Secretary Hampden Township.

2. Pledge of Allegiance

3. Presentation

- (a) Presentation of a Citizen Lifesaving Certificate to Quinton Kuntz.

4. Planning Commission

- (a) Preliminary/Final Land Development Plan for 4825 East Trindle Road, located at 4825 East Trindle Road, 1 lot, 1 acre, zoned Apartment Office Limited, owned by Gregory and Magalys Hartman, submitted by Advantage Engineering Services,

LLC. PC File #23-01-02 with a **time limit deadline of October 1, 2023**. The Planning Commission recommended approval contingent upon: (1) Addressing all Township Plan Review Comments; (2) Addressing all Stormwater Review Comments; (3) Addressing all Township Zoning Review Comments; (4) Addressing all Fire Administrator Review Comments; (5) Addressing all Cumberland County Comments; (6) Providing the turning template to illustrate unimpeded access by the Township's largest emergency apparatus; and (7) Approval of the Director of Public Works.

The Planning Commission recommended approval of the plan with the waivers noted below.

1. L.D.O. 304.2 - Submission of a Preliminary Plans
2. L.D.O. 507.5 - Lot Grading within three (3) feet of property line
3. L.D.O. 307.G.18 - Minimum Stormwater Pipe Size

The Planning Commission took no action on the following waiver(s).

1. L.D.O. 504.2.A - Street Width
2. L.D.O. 504.2 B - Additional Right-of-Way

The Board of Commissioners may make a motion to approve or deny the waiver request(s).

The Board may make a motion to approve, deny or table the proposed Preliminary/Final Land Development plan.

- (b) Final Land Development and Subdivision Plan for Beltway Commons located at 5401 Carlisle Pike, 6 lots, 17.71 acres, zoned Commercial Limited Mixed Use Overlay, owned by Pacifica Mechanicsburg, LLC, submitted by BL Companies. PC File #23-08-01, with a **time limit deadline of November 8, 2023**. The Planning Commission recommended approval contingent upon: (1) Addressing all Township Plan Review Comments; (2) Addressing all Stormwater Review Comments; (3) Addressing all Township Zoning Review Comments; (4) Addressing all Fire Administrator Review Comments; (5) Addressing all Cumberland County Comments; (6) Providing the turning template to illustrate unimpeded access by the Township's largest emergency apparatus; (7) Relocating the bus stop and adding the associated sidewalks from that bus stop; (8) Shifting the fuel loading area eastward; and (9) Approval of the Director of Public Works.

The Planning Commission recommended approval of the plan with the waivers noted below.

The Board of Commissioners may make a motion to approve or deny the

following waiver request(s).

1. L.D.O. 507.5 - Grading within three (3) feet of Property Line/Right-of-Way
2. L.D.O 7-A.D(2) - Location of Parking

The Board may make a motion to approve, deny or table the proposed Final Land Development plan.

- (c) Request for a proposed text amendment to the Hampden Township Zoning Ordinance Sign Regulations (Chapter 27, Part 17, Section 1721) by Beltway Commons located at 5401 Carlisle Pike.

The Board of Commissioners may make a motion to schedule a Public Hearing, deny or table the request. If a Public Hearing is scheduled it will be held November 30, 2023.

5. Consent Agenda

The following is a list of routine items which do not appear to be controversial in nature and which probably do not require additional discussion. They can be acted on by one motion in their current form. If discussion is desired on any particular items, any member of the Board, or the public, may request the item be removed from the Consent Agenda and that item will be considered separately.

- (a) Approve conditional appointment of the recommended applicant to fill a vacancy for a full-time Public Works Maintenance Worker II position, effective as soon as practicable, to serve a six month probationary period.
- (b) Approve conditional appointment of the recommended applicant to fill a vacancy for a full-time Public Works Municipal Separate Storm Sewer System (MS-4) Coordinator position, effective as soon as practicable, to serve a six month probationary period.
- (c) Accept a notice of retirement from Dennis Heisey, Public Works Department MS-4 Coordinator, effective December 12, 2023.
- (d) Approve a proposal from Mr. Rehab for the 2023 Sanitary Sewer Rehab Project in an amount not to exceed \$879,574.90 through Co-Stars Contract No. 016-E22-220 subject to Solicitor and staff review and approval.
- (e) Approve resurfacing Creekview North tennis and pickleball courts at a cost of \$80,332.75 through Keystone Procurement Network Contract No. 2021JOCC-26.
- (f) Approve Street Cut Permit Application No. 2023-52 for a new gas service at 3820 Cherylbrook Drive subject to staff review and approval. Street was resurfaced within the last five (5) years.
- (g) Approve reduction in Univest Bank and Trust Company Irrevocable Standby Letter

of Credit No. 132497314 from \$1,166,851.40 to \$657,314.00 for the 6040 Carlisle Pike Project, PC File No. 21-10-02.

- (h) Approve release of cash maintenance security in the amount of \$38,076.00 to the property owner for the Admiral's Quay Project, PC File No. 09-01-03.
- (i) Accept a time limit extension for the Brock K. McCracken Subdivision and Land Development Plan through January 5, 2024, PC File No. 23-07-01.
- (j) Accept a time limit extension for the Hyatt at Hampden Subdivision and Land Development Plan through December 29, 2023, PC File No. 23-05-01.
- (k) Approve execution of an Operation and Maintenance Agreement for Stormwater Management Practices for the property located at 106 Salem Church Road.
- (l) Approve execution of an Operation and Maintenance Agreement for Stormwater Management Practices for the property located at 5302 Carlisle Pike.
- (m) Approve execution of an Operation and Maintenance Agreement for Stormwater Management Practices for the property located at 1080 Devereaux Lane.
- (n) Approve the warrants payable for the month of September 2023.
- (o) Approve the regular meeting minutes of August 31, 2023.
- (p) The next Board of Commissioners meeting will be held November 2, 2023.

6. Zoning Hearing Board

- (a) Musser Home Builders, applicant, requesting a variance from setback requirements of Section 707.A of the Hampden Township Zoning Ordinance which requires a twenty-five (25) foot front yard setback. The subject property is 326 Indian Creek Drive located in the Residential-Suburban Zoning District. **The hearing will be held on October 18, 2023.**
- (b) Strickler Signs, applicant, requesting a variance from maximum number of signs permitted requirements of Section 1721.3.C of the Hampden Township Zoning Ordinance which allows a maximum of three (3) signs. The subject property is 5210 E. Trindle Rd. located in the Commercial-General Zoning District. **The hearing will be held on October 18, 2023.**

7. Monthly Report from the Hampden Township Police Chief

- (a) Report from Police Chief Jason Yerg.
- (b) Discussion and possible action to move forward with an approved timeline to be provided and to proceed with the interviewing of applicants from the 2023 Fall Consortium list in accordance with Civil Service requirements.

8. Director of Public Works

- (a) Discussion and possible action to approve purchase of new Police cruisers.
- (b) Report from Public Works Director Jeremy Miller.
- (c) Discussion and possible action to allow an extension of the contract for the 2023 Road Resurfacing Project to October 31, 2023.

9. Township Manager's Report

10. Audience Participation

11. Legislative Update

12. Commissioners

- (a) Discussion and possible action to appoint applicant(s) for the 2023-2024 Junior Commissioner Program.
- (b) Discussion and possible action to create an Ad-hoc Committee on environmental matters.
- (c) Discussion and possible action on a Resolution regarding the Pennsylvania Historical and Museum Commission's ownership of Peace Church.

13. Solicitor's Report

14. Executive Session (If Needed)

15. Adjournment