

South Annville Township, Lebanon County
Board of Supervisors Meeting
1036 Horseshoe Pike
Lebanon, PA 17042

Minutes 6/08/2022

Dale Hoover, Chairman

Donald Umberger, Twp. Consultant

John Harrell, Vice Chairman

Jeanette Henning, Twp. Manager

Garry Rhine, Supervisor

Ben Sutcliffe, Police Department

The meeting was called to order by Supervisor Hoover at 7:00 P.M. Present were Dale Hoover, John Harrell, Garry Rhine, Donald Umberger, Jeanette Henning, Chief Sutcliffe, Josele Cleary of Morgan, Hallgren, Crosswell & Kane, P.C., Jim Caldwell and Allison Garner of Rettew Engineering, Ed Kreider, Ed Fogelsanger-SAT GLRA Representative, Gordon Sheetz, Stephanie Butler and David Sollenberger SAT Planning Department. And others.

The meeting opened with the Pledge of Allegiance and a moment of silence.

Minutes of May 11th, 2022- Motion to approve the minutes of the Board of Supervisors Meeting for May was made by Supervisor Rhine; second by Supervisor Hoover. Motion passed 3-0.

Treasurer's Report-Twp. Manger presented the financial reports for acceptance which included the following: Invoices paid and pending, Revenues received Treasury report fund totals /financial report. Motion to accept the Treasurer's Report was made by Supervisor Rhine; second by Supervisor Harrell. Motion passed 3-0.

Citizens/Public Comments- Andrew Raudensky, President and Chief Snavelly of the Annville/Cleona Fire Company gave a progress report on last month's fire department activity and requested an increase in the yearly donation from the township.

Engineer's Report- Jim Caldwell of Rettew Engineering informed Supervisors of the routine activity for the month which included: Reviewing of the DHL Sub-Division Plan. Working on renewing the MS-4 permit by sending a notice of intent to DEP. Review work on the Northpoint Project having some correspondences with Snyder, Sacary & Associates to get lingering issues resolved. An Updated Traffic Signal Maintenance Agreement will need to be signed prior to making changes to the traffic light at Killinger Road and Route #422. This will require that a Resolution be adopted in order to appoint an individual to be authorized to sign the agreement as well as any signal permits or other information as it comes through as needed. Rettew will prepare the Resolution for possible adoption at the next Board of Supervisors' meeting.

Manager's Report- Township Consultant Donald Umberger and Manager, Jeanette Henning informed Supervisors of the following: Chris McGraff of DHL thanked the Supervisors for their patience with the DHL Land Development Plan and asked Supervisors to consider approving and authorizing the appropriate officers of the Township to execute and release for recording the Subdivision Plan for Clear Springs Logistics Park. A mistake on the 2022 Road Project Bid Tab sheet resulted in a change of the award from Pennsy Supply to New Enterprise Stone and Lime.

Manager's Report continued- South Annville resident Jennifer Henise, informed Supervisors of alleged zoning violations at Quittie Glenn. Ms. Henise asked Supervisors to look into the zoning issues. Dale and John Zimmerman who are the owners of Country View Grocery asked Supervisors to consider enacting a text amendment to the Zoning Ordinance that would allow their desire to establish a Guest Home for the Hershey Medical Center (or any hospital located within ten miles of the facility) patients and guests.

Township Solicitor Josele Cleary will prepare the proper documents to start the process.

Garman, Garcia and Shay, accountants for the Township have sent their proposal for the 2022 Audit in the amount of \$6,300. PSATS encourages Townships to Approve America250PA Resolution to celebrate the 250th birthday of the United States in 2026. A letter from the HOA Board for the Meadows at Bachman Run requesting several road signs be placed in the development. Township Solicitor Cleary, Township Engineer Caldwell and Chief Suttcliffe all noted that a traffic study will need to be completed before moving forward. A meeting is scheduled for Thursday, June 16th with Tom Carmany and his representatives to discuss potential development opportunities for property located at 580 Mount Pleasant Road. The PPU Resolution that was updated by Township Solicitor Cleary was sent to Annville Township and will be placed on their June 7th meeting for approval. The 2022 Ford Interceptor is in the process of getting equipped for police work. When Interceptor is ready for the road, the 2012 Dodge Charger will be placed on Municibid. No Notice of Appeal for the McCormick property has been received by the Township as of this meeting.

ACTION ITEMS

Motion by Supervisor Harrell to approve waivers from the requirements of the Lebanon County Subdivision and Land Development Ordinance relating to submission of a preliminary plan, sheet size and plan scale and, having approved such waivers, to further approve and authorize the appropriate officers of the Township to execute and release for recording the Preliminary/Final Subdivision Plan for Clear Springs Logistics Park prepared by Warehaus, Project No. 2021.0011.00, dated June 2, 2022, last revised June 7, 2022, when (1) all outstanding engineering and attorneys' fees have been paid to the Township; (2) Lebanon County Planning Department has notified the Township that Applicant has posted all required financial security for the plan; (3) Applicant has corrected the side and rear yard setbacks for the portions of the land which are classified as C-1 General Commercial District and side and rear yard setbacks for the portions of land which are classified as Industrial District on Plan Sheet SD-3; (4) Applicant has removed the heading "Clear Springs Logistics Park Subdivision Only Plan Notes" on Sheet SD-2 of the Plan and assigned each grammatical paragraph under such heading a General Note number beginning with General Note 18 and include such notes as General Plan Notes; and (5) Applicant has removed the note which states, "See Sheets 137-139 for cross access and shared utility easements" on Sheet SD-4.; second by Supervisor Rhine. Motion passed 3-0.

Motion by Supervisor Hoover to Ratify and Confirm the Award of the 2022 Road Project in the amount of \$631,172.25 made at the meeting on May 10, 2022, but correct the name of the contractor which submitted its bid in that amount to New Enterprise Stone and Lime.; second by Supervisor Harrell. Motion passed 3-0.

Motion by Supervisor Hoover to Approve Garman, Garcia and Shay's 2022 Audit Proposal in the amount of \$6,300.; second by Supervisor Harrell. Motion passed 3-0.

Motion by Supervisor Hoover to Approve Resolution #6-8-22 In Support of the Pennsylvania Commission for the United States Semiquincentennial.; second by Supervisor Rhine. Motion passed 3-0.

By censuses the Supervisors will look into the alleged zoning violations for Quittie Glenn with Kimberly Spang, Zoning Officer for South Annville Township.

By censuses the Supervisors directed Township Consultant Donald Umberger to draft a letter to the HOA Board for The Meadows at Bachman Run addressing their sign requests.

Police Department– Chief Sutcliffe

Police report for May 2022.

Adjournment

Noting the conclusion of current business, Supervisor Harrell moved; second by Supervisor Rhine a motion to pay bills and adjourn. Motion passed 3-0.

Respectfully Submitted:

Donald Umberger, Township Consultant
Secretary/Treasurer, South Annville Township

Dale Hoover, Chairperson
Board of Supervisors