

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

Minutes 4/21/2021

Dale Hoover, Chairman

John Harrell, Vice Chairman

Garry Rhine, Supervisor

Meeting No. 06 of 2021

Donald Umberger, Twp. Manager

Ben Sutcliffe, Police Department

The Conditional Use Hearing for Garman Builders Wynfield Project was called to order by Supervisor Hoover at 6:00 P.M. Present were Dale Hoover, John Harrell, Garry Rhine, Donald Umberger, Jeanette Henning, Chief Sutcliffe, Solicitor Josele Cleary of Morgan, Hallgren, Crosswell & Kane, P.C., Jim Caldwell and Allison Garner of Rettew Engineering, Claudia Shank of McNees Wallace & Nurick, Attorney Representing Garman Builders, John Tabler of Lau and Associates P.C., Attorney Representing Colt Galusha, Stenographer Kathy Sheffy and others.

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

Township Solicitor Josele Cleary Opened the Conditional Use Hearing with a complete and thorough explanation on the procedures for the Hearing. No questions concerning the procedure as explained.

South Annville Township – Party to Hearing

Garman Builders – Party to Hearing

Colt Gulusha – Party to Hearing

Attorney Claudia Shank of McNees Wallace & Nurick, Representing Garman Builders Presented the Proposed Wynfield Plan and called her first witness - Chad Smith – Project Manager who gave an overview of the Submitted Plans. Attorney John Tabler asked Mr. Smith some questions which were answered. Jim Caldwell, Township Engineer, asked several questions. No questions from persons in the audience.

Attorney Shank called her second witness – Michelle Madzellan, P.E. – Senior Transportation Manager who gave an overview of the Submitted Traffic Impact Study. Attorney Tabler asked Ms. Madzellan several questions which were answered. Mr. Caldwell asked several questions. Resident David Sollenberger asked a question concerning intersection of Reigerts Lane and Mt. Pleasant Road.

Attorney Shank Redirected question to Ms. Madzellan. Attorney Tabler had no Recross.

Attorney Shank called her third witness – Brandon Williams, AICP – who gave an overview on the Submitted Wynfield Project Community Plan.

Supervisor Hoover called for a ten-minute break.

Attorney Tabler asked Mr. Williams several questions which were answered. Resident Peter Gluszko asked a question concerning sidewalks for the disabled. Mr. Caldwell asked several questions. Attorney Shank Redirected Gluszko's question. Attorney Tabler had no Recross.

No Testimony from Township.
No Testimony from Colt Gulusha.

Members of the audience were given the opportunity to make a Statement on Proposed Plan. No member of the audience made a Statement.

Attorney Shank gave a Closing Statement which included attached Exhibits which are part of the record for the Hearing and Respectfully asked the Board of Supervisors to consider the Presented Plans. Attorney Tabler made no Closing Statement.

ACTION ITEMS

Motion by Supervisor Hoover to Recognize Attorney John Tabler of Lau and Associates, P.C., Representing Colt Galusha of 702 Jeffsue Lane as Party to Hearing; second by Supervisor Rhine. Motion passed 3-0.

Motion by Supervisor Harrell to Recognize Chad Smith as an Expert in Land Development; second by Supervisor Hoover. Motion passed 3-0.

Motion by Supervisor Hoover to Recognize Michelle Madzellan, P.E. as an Expert in Traffic Study; second by Supervisor Rhine. Motion passed 3-0.

Motion by Supervisor Harrell to Recognize Brandon Williams as an Expert in Community Planning; second by Supervisor Rhine. Motion passed 3-0.

Township Solicitor Josele Cleary asked all Parties if they would extend the deadline to render a written decision beyond the mandated 45 days to June 9, 2021. All Parties agreed. June 9, 2021 was adopted for final decision.

Motion by Supervisor Harrell to Close Record of Hearing for the Conditional Use; second by Supervisor Rhine. Motion passed 3-0.

Adjournment

Noting the conclusion of the Conditional Use Hearing, Supervisor Hoover moved to Adjourn; seconded by Supervisor Rhine. Motion passed 3-0.

Respectfully Submitted:

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

Dale Hoover, Chairperson
Board of Supervisors