

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

Minutes 10/13/2021

Dale Hoover, Chairman

Donald Umberger, Twp. Manager

John Harrell, Vice Chairman

Ben Sutcliffe, Police Department

Garry Rhine, Supervisor

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, Josele Cleary of Morgan, Hallgren, Crosswell and Kane, P.C., Jim Caldwell and Allison Garner of Rettew Engineering, Ed Kreider Roadmaster of Kreider Paving, Ed Fogelsanger SAT GLRA Representative, Gordon Sheetz, Stephanie Butler of South Annville Planning.

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

Minutes of September 8, 2021- Motion to approve the minutes of the Board of Supervisors Meeting for September was made by Supervisor Harrell; second by Supervisor Rhine. Motion passed 3-0.

Treasurers' 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 Hoover; second by Supervisor Rhine. Motion passed 3-0.

Citizens/Public Comments- No Public Comments.

Engineers' Report- Jim Caldwell of Rettew Engineering informed Supervisors that the paving of phase III of Mayapple is completed. The Southgate Project continues to move ahead. The Bachman Run Project is completed and will need a signed easement permit agreement between the Township and property owners Disantis's and Garman Developer's. SAT Solicitor Josele Cleary will prepare the documents and Township Engineer Jim Caldwell will follow up with property owners. South Annville Holdings/Southgate LLC. is in the process of acquiring an easement with a resident land owner in order to continue with the water run off requirements.

Managers' Report- Township Manager, Donald Umberger along with Jeanette Henning informed Supervisors of the following: The proposed Community Benefit Agreement (\$250,000 payable in two installments of \$125,000 each) between Township and NP South Annville, LLC., is ready for acceptance. Representatives from DHL gave a brief presentation explaining their future plans/timeline for their three warehouses. A signed (Lebanon County Sewage Authority and SATA) request for an exemption of a Sewer Planning Module for Northpoint has been received. The request from Ware Haus to consider their planning module was moved to next month Board of Supervisor meeting. Solicitor Cleary will prepare a solar power ordinance draft for consideration at the November Board of Supervisors meeting. One bid (Ed Kreider Paving) for South Annville Township's Road Maintenance was opened. Board of Supervisors will take the bid into consideration and possibly award at the November meeting. Carl Graybill has given notice of his resignation from the SAT Planning Commission. With Mr. Graybill's resignation, Jordon Good a resident of South Annville has volunteered to sit on the SAT Planning Commission. The SAT Zoning Hearing Board delayed the scheduled hearing between the Township and Ms. Henise because of a clerical error by Ms. Henise. Attorney Harlan asked for a new hearing date. A report by EMS – First Aid and Safety Patrol Ambulance which is located within Palm City Trailer Park stated that the calls are approximately 125 per month. Solicitor Cleary will work with Lebanon County Planning in considering a building permit request by the McCormick's for their property located in the Mount Wilson area. Solicitor Cleary updated the Supervisors on the condemnation of JanLan with the recommendation for continuing the condemnation process.

ACTION ITEMS

Township Solicitor Cleary opened the public hearing to designate the Land as a LERTA District. After a brief explanation on hearing procedures, Solicitor Cleary asked for public comments which was commented on by Council for NP South Annville, LLC. SAT resident, Gordon Waldhausen mentioned his letter of comments that was sent to the Board of Supervisors for the July 2021 meeting. Motion by Supervisor Harrell to close the Hearing; second by Supervisor Rhine. Motion passed 3-0.

Motion by Supervisor Harrell to adopt Ordinance #10-13-21-1 LERTA for the Northpoint Project, which was duly advertised and available for public inspection at Township Offices; along with the authorize the execution of the Community Benefit Agreement between Township and NP South Annville, LLC.; second by Supervisor Hoover. Motion passed 3-0.

Motion by Supervisor Hoover to accept the Community Benefit Agreement between Township and North Point South Annville, LLC.; second by Supervisor Rhine. Motion passed 3-0.

ACTION ITEMS continued

Motion by Supervisor Harrell to Grant the Application for Conditional Use Approval for South Annville Holdings/Southgate, LLC., pursuant to the inclusion of the 41 conditions; second by Supervisor Hoover. Motion passed 3-0.

Motion by Supervisor Hoover to Approve the Appointment of Jordon Good to the SAT Planning Commission; second by Supervisor Harrell. Motion passed 3-0.

By common consent, the Board of Supervisors agreed to authorize Township Solicitor Josele Cleary to prepare and advertise an ordinance for Act 50 – Small Wireless Facilities.

By common consent, the Board of Supervisors authorized Solicitor Cleary and Township Engineer Caldwell to work with the Disantis and Garman Developers to have Easement Permits for Bachman Run Project signed.

Police Department– Chief Sutcliffe

Police report for September 2021. Trick or Treat will be held Thursday, October 28th from 6 – 8 PM for Lebanon County. Rain date is Monday, November 1st.

Adjournment

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

Respectfully Submitted:

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

Dale Hoover, Chairperson
Board of Supervisors