

10, 30, 2018. 6:30 p.m.. special meeting board of commissioners. Called to order at 6:30.

I. CALL TO ORDER

A moment of silent meditation was held with the special intention of the victims of the Tree of Life synagogue shooting in Pittsburgh this weekend, followed by the Pledge of Allegiance to the Flag.

II. APPROVAL OF MINUTES

MOTION approving the minutes of the following Regular Meetings:

1. October 3, 2018
2. October 17, 2018

was made by Mr. Tyson, seconded by Ms. Magaro, and was carried by a unanimous aye vote.

III. APPROVAL OF REPORTS

MOTION approving the following itemized reports:

1. Police Report - September 2018
2. Building Permit Report - September 2018 was

made by Ms. Magaro, seconded by Mr. Gelb, and was carried by a unanimous aye vote.

IV. PRESENTATION

Mr. Pietropaoli noted we had a public meeting for input on the comprehensive plan this evening from from 4:30 p.m. to 6:30 p.m. The attendance was average.

Ms. Carolyn Yagle from Environmental Planning and Design gave a presentation on the Comprehensive Plan Zoning Ordinance amendments. Ms. Yagle noted they would like to work with staff over the next several weeks to make sure they are tying things together based on actions and supporting descriptions. After that we will move to Planning Commission and the Board of Commissioners for their consideration in having a public review period.

The heart of the matter for our discussion is the CPL amendment. The work over the past week has focused on some particular areas, but for the matter of the record is to go through the document with you so if there are questions we can answer them between now and Friday so we can get it to the county. Ms. Yagle noted the plan can be in front of the county Planning Commission for their session on November 15 if they are able to get it to them by this Friday, November 2. This would start the 45-day public review period. The Planning Commission would be able to get it on November 8 and they would have 30 days, as required, for any public comments. A hearing could be held December 19 or anytime thereafter, and county comments, Planning Commission comments, and public comments would be available prior to December 19. Mr. Tyson noted the definitions clear up a lot of misnomers that are currently in the Zoning Ordinance.

Ms. Yagle reviewed the text amendment draft section by section. She noted the other zoning districts do not have district objectives like the CPL district. The development principles section is also unique to the CPL zoning district. It frames out the high level components of what the district should entail on any application. Ms. Coyne stated truck stop, warehouse and distribution centers were added in the definitions because our ordinance did not cover that before, but that does not mean that is what is permitted in this area. These are new to add clarification and control in our ordinance so we are not open to debate when we use a term responsibly. Mr. Skip Magaro asked whether a person can operate a business out of a self storage unit. Mr. Quigley stated no, it is not a permitted use. That is something that would be handled through existing zoning. Ms. Yagle noted the industry in warehouse and distribution is constantly evolving so the definitions that are put forth respond to what we know today with the aim of capturing as that changes, that you are still able to use those definitions broadly enough that when a new term from an applicant comes up, it will still function within those definitions.

MOTION to have the proposed Comprehensive Plan Zoning Ordinance amendments submitted to the County Planning Commission on Friday, November 2, 2018, was made by Mr. Tyson, seconded by Ms. Magaro, and was carried by a unanimous aye vote.

MOTION authorizing the Solicitor to advertise a public hearing and possible enactment of the Comprehensive Plan Zoning Ordinance amendments on December 19, 2018, at 7:00 p.m., was made by Mr. Tyson, seconded by Ms. Magaro, and was carried by a unanimous aye vote.

V. BUSINESS FROM THE FLOOR

There was no business from the floor.

VI. ITEMS FOR DISCUSSION AND APPROVAL

MOTION authorizing payment of invoices and payroll pending review and signatures of Commissioners, was made by Ms. Magaro, seconded by Mr. Tyson, and was carried by a unanimous aye vote.

MOTION directing the Township Solicitor to advertise a Special Meeting on Wednesday, December 5, at 8 p.m. for a public hearing to determine the boundaries of the geographic areas in which a LERTA ordinance is under consideration, was made by Mr. Tyson, seconded by Ms. Magaro, and was carried by a unanimous aye vote.

MOTION to accept the deed of easement and agreement from Strong Holdings II, LLC, for the public sanitary sewer line and related facilities at the Villa Vista land development, was made by Ms. Magaro, seconded by Mr. Skip Magaro, and was carried by a unanimous aye vote.

VII. NEW BUSINESS

Budget review. Mr. Pietropaoli noted you met with individual each department for the individual budgets.

Mr. Pietropaoli noted \$37 million in reassessments in the past 15 months, which equals \$60,000 a year to the township in a loss, about \$6 million over 10 years for the total loss. The school is looking at \$453,000 a year hit. We're looking at \$60,000, the county is looking at \$87,000 over the four properties that were reassessed over the past year and a half. Mr. Skip Magaro noted we want to see those assessed values go back up.

Mr. Pietropaoli noted the township Christmas party is scheduled for December 7 at the American legion. He also informed the board East Pennsboro was the only municipality that was not doing Christmas cards, so he had their regular vendor make up simple Christmas cards to send to our main vendors, other municipalities, county people, as well as retired township employees. He asked the board if they have somebody to add to the list to let him know. He ordered 100 of them.

Mr. Pietropaoli noted they are cutting newsletters back to three times a year - winter, spring/summer, and fall. It originally had been six times a year, then four, and now will go to three times a year, since many residents rely on the township Web site for information. He noted they were having a tough time filling up the newsletter since residents use the Web pages, and each newsletter costs \$25,000 for printing and mailing. Mr. Gelb asked if the township could solicit advertising for the Web site, as they do for the newsletter. Mr. Quigley noted there was a question about who was paying for what aspect of the Web site. The township was approached by a company that does a lot of municipal Web sites designed to make things easier, so we don't have only two people who are actually still writing code for the Web site updates. To go anywhere at this point we have to own our Web site.

Mr. Skip Magaro stated I talked to the Sportsmen's Club. They have \$200,000 they put back into the community each year, and I would like to send them a thank you letter. Mr. Pietropaoli noted the Legion

and Sportsmen's Club are top community supporters. He suggested a year-end thank you letter to both organizations for their community money. The Sportsmen's Club gave money for the police for AEDs. Mr. Skip Magaro stated they will also give a letter of intent for a gazebo next year.

Mr. Pietropaoli noted we can even have a recognition night for them, as the township is lucky to have those groups. Mr. Gelb noted Doug Knepp, Fire Police, has a group that is applying for a grant to provide holiday lights at the Adams-Ricci gazebo from Thanksgiving to New Year.

Mr. Pietropaoli noted the Imagination Station demolition will take place this week. By the end of next week it will be cleared. They are still on schedule for building of the new playground in the spring.

MOTION to adjourn the meeting at 8:22 p.m., was made by Ms. Magaro, seconded by Mr. Tyson, and was carried by a unanimous aye vote.