

BOROUGH COUNCIL OF CAMP HILL

MINUTES OF REGULAR MEETING

JANUARY 8, 2003

2145 WALNUT STREET, PROSSER HALL

CAMP HILL, PENNSYLVANIA

Council President Rathbun called the public meeting to order at 6:55 p.m. Present were:

Christine Rathbun
Deborah Keys

Richard A. McBride
James J. Ramsey

R. Burke McLemore
Jeffrey F. Smith

William Forrey

Also present were Douglas Morrow, Mayor; Edward J. Knittel, Borough Manager; Tim Maro, Assistant Borough Manager; G. Jan Ammons, Police Chief; Donn L. Snyder, Solicitor; and Lori A. B. Zerbe, Recorder.

The minutes of the regular meeting of December 11, 2002 were presented. Upon motion of Mr. McLemore, seconded by Mr. McBride, the minutes are to be amended as follows. The motion was approved with Mr. Smith abstaining:

PUBLIC SAFETY

The December 11, 2002 minutes should reflect that "...east side North 24rd Street ..." should read "east side of North 23rd Street..."

MAYOR'S REPORT

Mayor Morrow reviewed the monthly activities and distributed his report as well as the police report. Both reports are made part of the minutes. The Mayor informed the Council that Governor Rendell was forming a task force on which he will be participating and he is looking for any suggestions for topics to be considered by the task force. He read to the Council the Proclamation for Arbor Day

MANAGER'S REPORT

The Borough Manager reviewed current projects and presented his monthly report, which is made part of the minutes. Mr. Knittel presented a follow-up to the Arbor Day Proclamation that was read by the Mayor Marrow to say that the Borough is submitting information for a Tree City Award. The Manager also reported that the Camp Hill Mall would be holding a meeting in December to review the Mall renovations. The noise wall discussions with Penn DOT have continued and the project should begin in March. Mr. Knittel presented a report from the zoning revision meeting held in December. Mr. Knittel also presented a model ordinance for the storm water management. A new federal law is going into place in March and the Borough needs to update its current ordinance. Mr. Knittel shared that Robert Crist's book on the history of the Borough of Camp Hill is being re-issued in paperback and will be available for sale at the Library. It was noted that all proceeds from the book will go to the Library.

VISITORS

Mr. David Margoles of 1714 Lincoln Drive wanted to commend the Borough Police and EMS for their services to the elderly. He also made comments on the plans for the rezoning of the tract of land on North 17th Street.

PLANNING AND ZONING

Ms. Keys distributed copies of the minutes of the December 17, 2002 Planning Commission meeting along with subdivision/land development information for the proposed subdivision on North 21st Street - the construction of two units in the rear of the property, all of which are made part of the minutes. There were no monthly reports to be added or reviewed.

The Final Plan for Minor Subdivision for the Bill Goodling property was presented. Engineer John Clark of Hartman & Associates was present. This small lot has two existing housing units already on the property and they wish to construct two additional units at the rear of the existing unit, with parking. All other approvals have been granted. They are also requesting a waiver of curbing and sidewalks. Ms.

Keys presented a motion to approve this final Plan with the waivers, seconded by Mr. McBride and the motion was unanimously approved.

The Final Plan for Minor Subdivision for Integrity Bank was presented. Engineer Andrew Kenworthy of Harrisburg Engineering was there to present the Plan for 34th and Market. There are currently three parcels that include a dentist office and an apartment/office building. Integrity Bank wants to consolidate the three parcels and construct a new building along Market Street. The new building would have business space on the bottom floor and two apartment units above. The Planning Commission recommendations were included with the December 17, 2002 minutes. There was discussion regarding two turning lanes. The plan proposes a right hand turning lane on South 34th Street onto Market. Council expressed concern regarding the traffic flow and the existing level of service at the 34th and Market Street intersections; particularly the westbound traffic on Market that will turn left onto South 34th Street. The Borough engineer's comments on the Plan indicate the intersection is projected at a D Level of service without the project, and a continued D Level of service but with a longer delay time, with the proposed project and the signal timing adjustments. The applicant expressed concern over a delay in the approval of the plans and the opening of the new building.

Mr. Smith made a motion it approve the plan as proposed with the applicant dedicating right of way to the Borough for the construction of a right-hand turn lane on South 34th Street onto Market; a prohibition of left hand turns onto Market from the Integrity Bank lot; and a contribution of up to \$10,000 from the applicant toward signal modification at 34th and Market. Borough staff was directed to work with Penn DOT to investigate the feasibility of a new left-hand turn lane from Market onto South 34th Street Ms. Keys seconded the motion, Mr. Ramsey and Mr. McBride opposed, this motion was conditionally approved by a vote of 5-2.

The WSCOG meeting minutes and annual dinner information are made part of these minutes.

Also included in these minutes is a letter from the Camp Hill School District asking Council not to grant any future sidewalk variances as the School District is encouraging students to use the sidewalks to walk to school for additional physical fitness.

Ms. Keys advised of the date of the next Zoning Hearing Board Meeting - January 15, 2003 at 7:00 pm

Ms. Keys also reported on the R-2B re-zoning ad-hoc committee. The committee recommended that a zoning ordinance be drafted to include a density of not more than six units per acre and to embrace the motion of the informal plan to ensure that there are not barracks-style apartments along a public street. It is recommended to include in the zoning ordinance that the units will not exceed 200 feet. Solicitor Snyder suggested that a motion be made to have the committee approve the language and to have it advertised by the 24th of January for a vote at the February 2003 meeting. Mr. McLemore made a motion to direct the ad-hoc committee to draft and advertise the proposed ordinance for the hearing scheduled for 6:00 pm prior to the next Council meeting. Ms. Keys seconded the motion. There was

discussion regarding the proposed development along North 17th Street. The School District and the post office are both fine with the addition of these residences and there were no issues anticipated. The streets within this proposed development are anticipated to be private and not turned over to the Borough. The motion was unanimously approved. Council will send a postcard notice to everyone, as has been done in the past, regarding this scheduled hearing.

HEALTH AND SANITATION

Mr. Forrey distributed copies of the monthly report and the engineer's report, which are made part of the minutes. There was not report from the Lemoyne Municipal Authority. There were no questions for the engineer and no additional comments.

GENERAL GOVERNMENT

Mr. McLemore announced the resignation of two Borough Committee Members -- Mr. Robert Trace from the Zoning Hearing Board and Mr. Joseph Metro from the Tree Commission. Mr. McLemore made a motion to appoint Philip Murren to the Zoning Hearing Board and Thomas Sexton to the Shade Tree Commission. The motion was seconded by Mr. Forrey and unanimously approved. President Rathbun stated that she has sent letters to the Messrs Trace and Metro thanking them for their service.

Mr. McLemore addressed the issue of the Borough's Access to Public Records Policy. Solicitor Snyder recommended language to be used for the policy. It was noted that there are very few requests from the Borough for this type of information. Mr. McLemore made a motion to accept the policy language; Ms. Keys seconded the motion and the same was approved 6-1, with Mr. Smith opposing.

Mr. McLemore presented information regarding the Tax Anticipation Loan. It was suggested that there should be a change made to page 7 of the exhibit (Form of Note). Page 2, paragraph 4 of the main document has a strike out over certain information and the same information on the exhibit (Note) should reflect the same strike out - paragraph 4. Mr. McLemore made a motion to authorize the issuance with respect to the document as presented with paragraph 4 of the exhibit (Note) struck out as in the main document; Mr. Forrey seconded the motion. There was discussion and the motion was approved by polling, with Mr. Smith abstaining.

PUBLIC SAFETY

Mr. McBride presented the monthly reports including the police and fire reports, which are made part of

these minutes.

Mr. McBride indicated that there was an item regarding a handicap space that is tabled until the February meeting because it was not advertised in time.

Mr. McBride commented that everyone did a great job on Christmas Day with all other power outages, snow removal, etc.

PARKS AND RECREATION

Mr. Smith presented the monthly reports, which are made part of these minutes.

Mr. Smith informed Council of a possible purchase of property off 17th Street to turn three acres into a park. Mr. Smith spoke to the owners regarding the selling prices for the parcels, they are asking \$150,000 for one parcel and \$300,000 for the other which does not include the additional planning costs. Mr. Smith asked if this purchase should be pursued. There was discussion among the Council members. Mr. Smith made a motion to authorize the expenditure, as approved by Parks and Recreation, not to exceed \$5,000, for a feasibility study. Mr. Forrey seconded the motion. Mr. Ramsey and Ms. Rathbun opposed the motion because of the money involved - motion was approved 5-2.

PUBLIC WORKS

Mr. Ramsey distributed copies of the monthly report, which is made part of the minutes.

VOUCHERS

Vouchers in the amount of \$141,654.94 were approved for payment on motion by Mr. McLemore, seconded by Mr. Forrey.

ADJOURNMENT

There being no further business, Council adjourned at 9:03 p.m.

EDWARD J. KNITTEL, SECRETARY