

BOROUGH COUNCIL OF CAMP HILL

MINUTES OF REGULAR MEETING

August 13th, 2003

2145 WALNUT STREET, PROSSER HALL

CAMP HILL, PENNSYLVANIA

Council President Rathbun called the public meeting to order at 7:00 p.m. Present were:

William Forrey Deborah Keys

Rick McBride Burke McLemore

James Ramsey Jeffery Smith

Christine Rathbun

Also present were Edward J. Knittel, Borough Manager; Jan Ammons, Police Chief; Donn Snyder, Solicitor; Dylan P. Dayton, Assistant Solicitor; Tim Maro, Assistant Borough Manager; Douglas Morrow, Mayor; Natalie Blackman, Recorder.

Mrs. Rathbun announced that Council had been in executive session from 6:00 pm until 7:00 pm for legal and personnel matters. The minutes of the July meeting were presented; Mr. McLemore motioned for the acceptance of the minutes, Mr. McBride seconded. Mr. McBride had a correction on page 2, second line where the two statements should be switched around to first mention Mr. Maro question, then Mr. Malarich answer. Mrs. Rathbun also wanted to add to that change that Mr. Malarich stated that the Grouting was not permanent. Page 1, under the Mayor's report, last sentence needs to have added their contribution to the center. Page 1, Health and Sanitation, 5th line, Mr. Malarich provided an update on televised sewers. Page 2, Mr. McLemore explained that, instead of than. Under General Government, 3rd paragraph 5th line down the very last word, West Shore Government needs to read West Shore COG. Page 3, Planning and Zoning, 1st paragraph 6th line, change "has" to "have". Mr. Smith requested a change under Parks and Recreation, next to the last sentence, should read Mr. Smith moved that Council supported the fall planting middle school and environmental day's program, and Council request a one thousand dollar grant from the Camp Hill Foundation. It also needed to be added that Mr. Smith voted no on the payment of the vouchers. Mr. McLemore accepted the changes. The minutes were approved, Mr. Ramsey sustained.

MAYOR'S REPORT

There was no formal report from the mayor.

MANAGER'S REPORT

The Borough Manager distributed a copy of his report as well as the report of the Assistant Borough Manager. Mr. Knittel stated that in July he attended a conference sponsored by the Department of Conservation and Natural Resources on grants available for improving parks, playground, and recreational sites. The grant applications are due on October 15th. Mr. Knittel asked for Councils permission to prepare the grant applications, submit them and if Camp Hill receives any grants then Council could take appropriate action at a later to decide if they will or will not accept the grant. There were no objections from Council about Mr. Knittel submitting the grant applications. Mr. Smith asked if Council was going to have a meeting prior to submitting the grant applications. Mr. Knittel stated that Council will have meetings prior to submitting the grant application. Mr. Ramsey asked about the South 17th street traffic signals with Lower Allen; Mr. Ammons stated that the state is going to begin the traffic study. Mrs. Rathbun congratulated Mr. Maro and his public works crew for the excellent job they did to prepare the borough for the visit of the Committees in Bloom judges.

VISITORS

William Henny from Harvard Ave addressed Council regarding storm water overflow from the recent rains. Mr. Keith York submitted petition from residents of the South 15th and 16th street area pertaining to flooding, and drainage issues. He also attached photos from June and July flooding and maps showing water flow from Market Street, West side of 16th Street, to the North side of State Street. Attached was also a list of properties which were also flooded. Mrs. Rathbun asked if they would like to meet with the Public Works Committee about the issue. Mr. York stated that they would not mind meeting with the Public Works Committee. Rita DeSali, 3116 Bramar Rd. also presented a petition on the flooding and drainage issue in the area of Bramar Rd.

Mr. Harvey Graybill of 1921 Lenox Street would like to know if the road could be extended to come down 150-160 feet more, being that the road ends right before their property. Mrs. Graybill wanted to know who would take responsibility for extending the road. Mrs. Rathbun stated that she will check with the Boroughs solicitor and let her know.

Teresa Englehart, 3116 Bramar Road addressed the issue of the storm water culvert running through the rear of their property; with the overflow from all the rains she has become concerned about health and safety issues. Heather Whitehead, 3021 Bramar Rd. Indicated that she had spoken to Mr. Maro last year about flooding and safety issues related to the culvert. She, once again expressed the same concerns.

George Geisler, 3102 Yale Ave. stated that Council should speak with the Department of Environmental Protection agency and see if they could assist with the problem of the flooding.

PLANNING & ZONING

Mrs. Keys presented minutes from the July 15th planning commission meeting. Mrs. Keys special note minutes from July 30th meeting, recommendations coming from planning and zoning. Mr. Forrey asked if anyone had spoken with talked to PennDOT about these ideas, Mrs. Keys stated not yet. Mrs. Keys then introduced the representative from the Camp Hill Mall: Atty. Ron Lucas.

Mr. Lucas introduced Mr. Tom Richey from Cedars Shopping Center Inc, Mr. J. Blackwell the architect for the property, Mr. Bud Grove the civil engineer and Mr. Terry Grove the traffic engineer. Mr. Richey explained that the company purchased the property in November of last year and has had four sketch plan meetings since then. He explained that they first looked at the access to the property, specifically Trindle road issues, new internal traffic issues, the corner at Montgomery Ward, and the traffic signal issues. Mr. Richey stated that it would probably take about two full years to finish the project.

Mr. J Blackwell the architect for the property , presented elevation drawings for Giant Foods, the canopy around corner to Barnes & Nobles continuing down to Zany Brainy. Mr. Blackwell explained that they are trying to unify the whole center with one look.

Mr. Bud Grove, the civil engineer stated that in addition to the external traffic problems they also looked at internal traffic problems. Mr. Growth pointed out that the drainage which presently exists at the mall has twenty percent drainage going to the north and eighty percent drainage to south. They also looked at coordinating issues that dealt with zoning as well as landscaping.

Terry Grove, the traffic engineer, explained that the proposed Giant store would permit better access to the site and more stacking at Trindel and 34th Street permitting an additional right turn lane from the center. Mr. Grove indicated that he had spoken with PennDOT regarding the possibilities of adding a third south bound lane on Rt11/15, and the relocation of the main entrance from Harvard Ave to another location. They conducted a traffic study of the site and found that the building square footage is going to be smaller. The improvements that they would be able to make would be at Trindle and Rt 15, that way they would have sufficient lanes. Mr. Grove explained that they would work with Council to see what they would like to do with the main entrance of Rt 15.

Mrs. Rathbun asked that the borough engineer, review his comments regarding the proposed mall plans. Mr. Malarich stated the recent revisions were submitted on Monday and he had reviewed them and address the letter of July 31st. Mr. Malarich provided a copy of his letter from August 12th to Council. The plans as presented do meet all the requirements for necessary for approval at this time. The planning commission did recommend approval the plans with several waivers, but did not change the entrance to the mall along Rt15/ 32nd Street. Second, that the developer is requesting two waivers, one would be curbing issue and the other would pertain to the width of driveways; the developer wanted to note that all driveways are single entrances. Planning commissions recommended a waiver for these issues. The highway occupancy permit depends on what Borough council decides on the entrance. Item G on page 2

has been addressed. On the issue of storm water; the quantity of storm water would be slightly less than what was previously been generated.

Mr. Ammons asked about security cameras and their layout. Mr. Richey stated that they plan on putting a system in. Mr. Ammons asked Mr. Terry Grove if they were planning on putting in any speed bumps in the rear access lane , near the proposed movie theaters or any traffic calming devices in that area. Mr. Richey stated that they would be installing several speed bumps.

Mr. Smith stated that he was not comfortable with the developers installing any security system that would not meet Chief Ammons recommendations. Mr. Richey stated that he uses a different contractor, and would ask for Mr. Ammons assistance with choosing the right security system.

Mr. Ramsey questioned Mr. Terry Grove about the new proposed entrance west of 34th street along Trindle road; the plans show two lanes approaching approximately six parking spots. Mr. Ramsey asked if it was possibly from the lower stop bars further west if the developers could possibly make it where they do not allow parking on the north side but allow parking on the south. Mr. Growth stated that the right turn is really there to serve the Giant, and the entrance there is only for Giant. The developer agreed that they would limit any parking in those areas.

Mrs. Keys asked if they moved the entrance between Yale and Bramar if they don't see that being a problem. Mr. Growth stated it gives more length to that left hand lane.

Mr. Morrow was concerned that they have not experienced the volume of traffic that they are going to experience when the mall is finished, and hope they take into consideration the security cameras and systems.

Marilyn Malone, 3109 Yale Avenue, had questions concerning the theater size and how late it would be open. Becky Caine a resident of 3033 Chestnut Street wanted to address the issue of moving the light. Mr. Growth stated that first thing to do is to assess the issue and review the traffic flow demo that is being provided to PennDOT. Mr. Smith stated that they will try to keep the residents updated as to what is going on with the project. Mr. Robert Reyes a resident of 3106 Yale Avenue questioned if Council made a decision today about moving the light, if it wouldn't be a premature act. Solicitor Snyder stated that the developer has decided to hold off their decision regarding relocation of the entrance until Council decides what they prefer. Mr. Geisler addressed the issue of increase traffic, and public safety surrounding the mall.

Mrs. Keys proposed a motion to approve the requested waivers relating to driveway entrances and the depth of curbing. Mr. McBride seconded the motion, the motion was unanimously approved.

Mr. Smith requested adding the condition of having have shrubbery along the boundary on 11/15 to the motion. The motion was amended, Mr. McBride seconded the amendment. The motion was unanimously approved.

Mr. Richey stated that he would work with the Chief of Police, when it comes to security.

Mrs. Rathbun calls for a ten minute recess. The meeting resumed at 9:50 p.m.

Mrs. Keys motioned to drop the staffing of security from the motion, Mr. Forrey seconded.

Mrs. Rathbun states that if the decision is made that the company would pay for a traffic study. Mr. Richey asked that Council make the decision by the end of the year so that it is complete before the new Giant opens.

Mrs. Key's motion to approve the land development plan as presented to Council tonight pending the satisfaction of all the engineers' comments as listed on the August 12th letter from Gannett Fleming. And the following conditions; Camera Surveillance system and speed bumps agreeable with the Chief of Police, Unification of facade as described by the architect at the 8/13/03 meeting, Installation of communications cable to tie in signalization of light on Market and Trindle on South 34th street, and the mall entrance along Rt 15 changed from Harvard to a T intersection further north on Rt 15 at Councils discretion with payment of any traffic study to be made by the developer and the developer assume the cost of any improvements for the new entrance, and the boundary along 11/15 be mounted and landscaped so as to discourage pedestrian traffic to be shown on the landscape plan. Motion was approved by council.

Mrs. Keys stated the next planning commission meeting is scheduled for August 19th, at 7:00 p.m., and the zoning ordinance update meeting for August 26th at 7:00 p.m.

HEALTH AND SANITATION

Mr. Forrey distributed the monthly report. Mr. Forrey stated the flows have been high because of all the rain. Mr. Malarich provided Council with his report and a status report regarding South 34th street sewer and road rehabilitation. Mr. Malarich stated that the contractor wanted to start the project next week and also that the one section of sanitary sewer line that was previously not going to be replaced so be replaced under this contract. Maro stated that it might be unsafe now, but it could also last a couple more years. Mr. Maro suggested that Council replace the pipe line. Mr. Knittel stated that all the repairs that had been approved at prior meeting were completed and ended up under budget. Mr. Forrey moved that Council approved the additional sanitary sewer line replacement on South 34th street. Mr. Ramsey seconded, the motion was unanimously approved.

GENERAL GOVERNMENT

Mr. McLemore distributed the monthly report. He also announced the winners of the photo contest. Mr. McLemore announced that the proposed 2004 budget calendar Mr. Knittel stated that he received a visit from the post master of the post office on N 17th Street. The post master was concerned because

PennDOT was going to be doing some repair work along the bypass from the 21st Street intersection to Erford Rd. and that this was going to disrupt their schedule. The post master requested permission to open the 17th street gate, which would only be accessible to the post office trucks. All postal trucks would have to exit the post office by 12th street. Council decided to give the post office a 30 day trial period, provided that they notify residents of the gate opening.

Mr. McLemore wanted to thank all the Borough employees and volunteers for their involvement with the Communities in Bloom.

PUBLIC SAFETY

Mr. McBride distributed copies of the monthly reports and they were made part of the minutes.

PARKS AND RECREATION

Mr. Smith distributed copies of the monthly reports and they are made part of the minutes. Mr. Smith stated that Council has received appraisals for properties on N 17th street and park area. At this time they are not available to the public.

PUBLIC WORKS

In the absence of Mr. Ramsey, Mr. McBride distributed copies of the monthly report, which they were made part of the minutes.

VOUCHERS

Mrs. Rathbun announced the payment of vouchers. Upon motion of Mr. McLemore, seconded by Mrs. Forrey, vouchers totaling \$140,679.35 were approved. Mr. Smith opposed.

ADJOURNMENT

There being no further business, Council adjourned at 10:23 p.m.

E. J. Knittel

Secretary