

**CAMP HILL BOROUGH COUNCIL
MINUTES OF THE SPECIAL MEETING
2145 WALNUT ST. PROSSER HALL
CAMP HILL, PA 17011
June 24, 2008**

President McBride called the public meeting to order at 6:00 p.m. Present were:

President McBride
R. Burke McLemore
David Buell
Deborah Donahue
Don Edwards
Aubrey Sledzinski
Wayne Weber, Jr.

Also present were Police Chief Jan Ammons, Solicitor J. Stephen Feinour, Mayor Lou Thieblemont, Borough Manager Gary M. Kline, and Borough Secretary Anne Shambaugh.

Mr. McBride read an announcements requesting attendees turn off their cell phones during the presentation.

Mr. McBride stated council will hear the presentation of the Land Development Plan and asked all presenters, residents, and participants use the microphones while speaking. Those present were:

Mark Kurowski of K&W Engineers
Paul Taylor of CRA
Craig Mellot of TPD
Connie Kindler or CHSD

PUBLIC COMMENT

- Bill Botonari, 37 S 24th Street, stated his concern as the project proceeds and requested Mr. McLemore recuse himself from the discussion since he is a member of the Lion Foundation. Mr. McLemore stated he would not recuse himself because he does not have a financial gain or interest in this matter. He stated he has no personal interest in this matter. Mr. Botonari also requested the Mayor recuse himself for the same reason. Mr. McBride stated he spoke to the borough's solicitor and his professional, legal opinion is there is no requirement that for any members of council to recuse themselves. Mr. Botonari stated there is a "perception" of impropriety and they should recuse themselves. The Mayor stated he would recuse himself from the proceedings since he is a member of the Lion Foundation.

- Mark Hoover, 27 S 24th Street, read a statement from the Borough Handbook explaining council members should be careful to avoid conflicts or an appearance of a conflict and as such should maintain the appearance of honesty and impartiality.
- Molly Robertson, 2101 Mayfred Lane, also requested the Mayor and Mr. McLemore recuse themselves from the proceedings. She stated a member of the Zoning Hearing Board recused himself from the ZHB proceedings because they were a member of the Lion Foundation.
- Harrison Bink, 111 N 17th Street, stated he believes the Lion Foundation is a “client” of the process and has 50% interest in the project. He stated it would seem logical although there is no financial interest it is a matter of a client voting on their own interest. Mr. McBride stated he would defer it to the solicitor and that prior to a vote there will a resolution to the questions asked.
- Too Shively, 331 N 24th Street, asked if the second public comment will be before the vote. Mr. McBride stated it would.
- Susan Smith, 319 N 24th Street, inquired if additional drawings had been received by the borough for this project. Ms. Shambaugh stated there were no new plans and they were provided to Ms. Smith earlier that day. Ms. Smith asked the hearing be held open until residents are able to view the plans and provide comments to council.

PRESENTATION

Mr. Kurowski presented council with an overview of the project. General information regarding this site will be presented and discussed and then specific details will be addressed as outlined by the borough engineer and the Planning Commission.

Color renderings [slides] were presented to council and discussed. Approximately ten (10) slides were presented showing various views of the building site and Mr. Taylor discussed what was within those views, i.e. – entrance to the building, dance studio, classrooms, etc. Mr. McBride asked if there were renderings of the inside of the building and Mr. Taylor stated those were available but there were not included in his presentation.

Mr. Kurowski read through the Waiver Requests/Zoning Appeals as noted on the cover page of the Land Development plan. The first three (3) items were waiver requests and the fourth item was a special exception granted by the Zoning Hearing Board. He discussed other items shown on the plans that are not necessarily “notes” but were required by the Zoning Hearing Board decision.

Mr. Kurowski read through the General Notes as outlined on the cover page of the Land Development Plan and explained the use of porous pavement throughout the project.

Mr. McBride asked the reason for Note #11 which reads “the Performing Arts Center shall not be used for non-school related events on weekdays before 6:00 p.m.” Mr. Mellot stated the note was an attempt to stagger the start times of events to lessen the traffic congestion.

Mr. Kurowski summarized the special exceptions granted by the Zoning Hearing Board. He stated the Planning Commission recommended approval to Council at their June 3, 2008 special meeting with the following conditions:

Recommend Borough Council waive the requirement for a separate Preliminary Plan.

Recommend Borough Council waive the use of concrete for sidewalks as noted on the plan at the locations noted on the plan.

Recommend Borough Council waive the requirement as noted on the Plan (Waiver 1 of Waiver Requests/Zoning Appeals) to provide a 30' wide street and to provide a 40' radius cul-de-sac turnaround and 50' radius right-of-way for the extension of 23rd Street.

Recommend Borough Council approve the plan subject to the 8 conditions.

- 1. The lighting and landscaping plans must be included as recorded plans.*
- 2. Applicant must provide data to the borough engineer that the ladder fire truck can access the emergency roadway when the parking lot is full.*
- 3. The locked gate and fence closing the indent at the west end of the building be shown on the plans.*
- 4. Additional designation of "public" sidewalk shown on the plans.*
- 5. Lighting of the sidewalk noted/shown on plans in accordance with the Zoning Hearing Board's decision.*
- 6. Provide additional screening of headlights at the west end of the north driveway of the building.*
- 7. Address all comments of the borough engineer's letter dated June 3, 2008.*
- 8. Provide signage at 23rd Street to delineate school entrance as approved by the borough engineer.*

Mr. Kurowski stated he received a more current letter from Mark Malarich with additional comments. Within in the letter, Mr. Malarich recommends council consider the following options regarding the traffic plan: N 23rd Street, Camp Hill bypass, and N 21st Street/Market Street intersection.

Each of the above options was discussed at length and Mr. Taylor, who was representing Gannet Fleming in Mark Malarich's absence, suggested Council meet with Penn DOT to discuss peak hour traffic flows/counts, special events management, and an overall review of the ingress/egress points.

Council members asked questions regarding the number of cars that would "stack" at the 23rd Street entrance and whether or not the cul-de-sac separating the two parking areas should be opened. After extensive discussion, it was determined the bollards separating the two areas would be removed during special events but would remain in the place during school hours.

Ms. Kindler stated there would be a district-wide campaign to promote walking to schools to alleviate additional traffic at Eisenhower School over the next two (2) years. Ms. Kindler stated the gymnasium at Eisenhower would be used in a similar manner to the one at Hoover Elementary. It is possible there will be Junior Varsity (JV) games at the Eisenhower location as well.

After further discussion regarding the decision to keep the parking areas separated by the bollards and whether to make 23rd Street an entrance or exit only, Mr. Kurowski stated he would verify the width of the cul-de-sac to ensure there is enough room for more than one vehicle for use during an emergency and/or special events.

Mr. Kurowski discussed the ZHB requirement to have a traffic safety professional at the school to assist children crossing the street to Lenox Street. Ms. Kindler stated the school district will be responsible for this and may request assistance from the police department or the fire police.

Mr. Kurowski stated the applicant would mill and overlay N 23rd Street to bring it up to borough standards. He stated if borings indicate an unsafe condition, the road will be reconstructed as necessary. Ms. Kindler stated walking routes to Eisenhower School are currently being developed.

Mr. Kurowski noted a “snow removal area” was added to the plan to allow the borough to dump snow and that the school district would provide an easement to allow access onto the property.

Mr. McBride asked is a “No Thru Traffic” sign or “No School Traffic” sign could be placed at the alley along the west side of the school property to deter residents from driving down the alley and dropping off their children. The alley is privately owned by the residents along the alley and council wants to make sure residents do not use the alley as a “thru-drive.” Mr. Kurowski stated the applicant would be willing to place signage at the beginning of the alley denoting it is a “Private Drive.”

Mr. Kurowski presented the storm water management plans and noted they are applicable to the SALDO requirements. A revised site lighting plan has been provided to show the additional lighting requirements as outlined in the ZHB decision.

Mr. Kurowski asked if council would consider waiving the requirement to place financial security in escrow since the school district is a public entity.

Mr. Mellot addressed the last two items regarding traffic patterns. He stated it would not be feasible for the school district to construct a right-hand turn only lane along the bypass. Mr. Taylor suggested this be discussed with Penn DOT when the borough meets to discuss the previously mentioned items. Mr. McBride asked Mr. Mellot and Mr. Kurowski to schedule a meeting with Penn DOT and include the Borough Manager and Gannett Fleming.

Mr. Mellot also mentioned the creation of a left-turn only lane on Market Street at the intersection with 21st Street would not be feasible because the road is not wide enough to support another lane. Mr. Taylor agreed with this assessment.

Mr. McBride asked how we can deter residents from dropping their children off along the bypass and having them walk onto school. After a brief discussion, it was determined nothing could be done initially but if it becomes a problem, the school district will work with the police department to place signs along the bypass.

There being no other outstanding issues to discuss, Mr. Kurowski stated they would accommodate the removal of the bollards during special events and ensure there is enough space for more than one car on the cul-de-sac.

Mr. McBride asked about bus parking during special events. Mr. Kurowski stated they could park directly in front of the school or at off-site parking. He stated this would be addressed in the special events management plan.

Mr. McBride asked about the screening of roof-tops units at the school. Mr. Taylor stated each of the units would be screened through sloping of the roof as well as walls screening. Mr. Taylor stated an 8' wall will be used to screen the dumpster area as well.

Mr. Kline asked about the soccer field and the effect of the construction on the field. Mr. Kurowski stated the field would be unusable during construction but is will be re-graded and available before the school opens.

Mr. McBride asked if they would be willing to alter construction hours from 7 am – 3 pm to 8 am – 4 pm. Mr. Taylor stated they would be willing to talk to the contractor regarding this option. Mr. McBride stated he would have the solicitor review the borough's ordinances and make recommendations to change accordingly.

PUBLIC COMMENT

- Abby Gurgiolo, Arlington Road, stated she walks to school every day and knows the safe ways to go. She stated she rides her bike and thinks lots of kids will do the same thing once the new school opens. She said her mom also takes lots of kids to school and they go together. She said she thinks the performing arts center will benefit everyone.
- Melanie Gurgiolo, Arlington Road, stated she likes the proposed two (2) entrances at the school. She stated she thinks Mr. McLemore should not recuse himself because the more information members of the Lion Foundation can give to council will only help them.
- Ginny Springen, 134 N 23rd Street, stated Eisenhower School was previously abandoned because it was a difficult site. She stated she is not convinced this location is the best option with the vehicular concerns. She stated the comparisons to the high school are not right because there will be parking problems along Lenox Street and the pedestrian traffic will increase as well. She requested council not vote

yes because money was donated and to remember the perception of a conflict and asked Burke and Lou to abstain from the vote.

- Gwen Browning, N 26th Street, stated the school district never abandoned this site and so much information was provided to residents who attended the school district meetings over the past few months. She stated we should realize the gift of \$15 million and accept it graciously. She stated she does not see any conflict of interest but would listen to legal professionals. She stated she remembers how quickly the planning and zoning meetings went for Good Shepherd School. She voiced her agreement with Mr. Buell regarding the parking lots kept separate because it could be dangerous. She urged council to get moving because something needs to be done, she stated this is a school with a performing arts center with 500 seats, an auditorium with 800 seats and a gym. She reminded the community to support this.
- Mollie McCurdy, 370 N 26th Street, stated the borough really needs the school. There is a very large kindergarten and first grade class and the space is needed. She stated these children are looking forward to going to Eisenhower.
- Mark Hoover, S 24th Street, reminded council when the site survey was completed, the residents selected Hoover and Shaeffer, not Eisenhower. He stated the \$15 million is for the performing arts center, not the school. He re-stated his concerns about the conflict of interest for Mr. McLemore and read, “appearance of honesty and impartiality” should be maintained.
- Mike Berney, 11 N 30th Street, thanked all council members for their time and effort with this project. He stated he was wearing his baseball championship hat to reflect the fact that teamwork is what makes champions. He stated if no money is passing through and there is no vested interest in the project, there is no conflict of interest. He stated it was a transparent issue clearly designed to get a 3 v 3 vote. He stated after all of the input at various meetings he hopes council will reach a result based on teamwork with the best result for the community. He said he “sort-of” understood the July 9th date to vote but asked what else will really be accomplished prior to that date?
- Bill Botonari, S 24th Street, stated the board members should not be team players and go along with whatever everyone else wants. He stated Eisenhower has not been used in years and the task force did not recommend it to be used. He stated the borough is spending \$1 million on SRTS and the school district is spending \$15 million for a performing arts center near a busy bypass and cross-town street. He stated all facilities could have been built at Hoover for approximately half the cost. He stated the project should be stopped primarily because it is dangerous.
- Todd Shively, N 24th Street, stated he does not envy the members of council and he asked them to remember to do what is best for the community, don’t be rushed into a decision, do not make the same design mistakes that are currently on the site, please do not make exceptions to the rules, and remember it is a large project with consequences. He asked to make sure the dumpster is surrounded by an enclosure. He asked if the school district can better protect the rear of the school near the proposed gate to ensure their safety. He asked for the mature height of the vegetation proposed as screening along the soccer field and at the north side of the building. He requested comments be left open until the next council meeting. He requested

council not grant the waiver request for the preliminary land development plan. He requested council give a real and meaningful vote at the July 9th meeting.

- Susan Smith, 319 N 24th Street, stated this is a land development applicant and there is no need to debate the site any longer. She asked council to make sure the proposed plan is the best fit for the site because when the site fails it will be council's problem. She asked council to leave the comment period open until the next meeting. She stated she believes the conflict of interest concern is a real problem. She stated the split design of the parking area makes sense and agrees with the decision to remove the bollards during special events. She asked to know Penn DOT's view of an individual controlling the traffic flow along 21st Street. She asked how quickly the soccer field will be restored and available for use. She stated the plan does not show pedestrian access along N 23rd Street and asked if there was an existing path or would one be created? She asked if there is a sufficient radius to get to the back of the site for a fire truck and if so, how will they get out. She asked if the special events agreement could stipulate that PAC events not block the fire access alley. She stated some of the information provided graphically and verbally does not jive. She asked about the district vehicles delivering items and what about tractor trailers for PAC performances.
- Susan Gilap, 126 N 25th Street, stated she grew up in Camp Hill. She said she walked to Eisenhower with her mom – the same as kids do now with their moms. She asked if we can work as a community and hopes her kids will have the opportunity to go to Eisenhower.

Mr. McBride asked if there were any additional comments from council members.

Mr. Buell asked why the vote was being pushed to July 9 and if it was a procedural issue. Mr. Feinour stated there is no issued and July 9th was within the time extension granted by the school district.

Mr. Edwards asked for the reason to not vote tonight. He asked if there was something else that needed to be reviewed.

Mr. Weber stated he would like to see the changes discussed by Mr. Kurowski and wants to research some of the alternatives discussed.

Mr. Sledzinski stated he would like to hear what Penn DOT recommends regarding 21st and 23rd Streets. Mr. McBride asked Mr. Kurowski what happens if Penn DOT rejects their plans. Mr. Kurowski stated after two (2) rounds of comments, he does not believe Penn DOT will reject the plan. Mr. McBride asked Mr. Kurowski to provide his responses to Mark Malarich's letter to Gannet Fleming.

- Motion made by Mr. Weber, seconded by Mr. Sledzinski, to table action on the plan until the next council meeting. Motion passed unanimously.

There being no further information to discuss Council adjourned at 10:26 p.m.

Respectfully submitted,

Anne Shambaugh, Borough Secretary