

**CAMP HILL BOROUGH COUNCIL  
MINUTES OF THE REGULAR MEETING  
2145 WALNUT STREET, PROSSER HALL  
CAMP HILL, PA 17011  
March 14, 2012**

President McLemore called the public meeting to order at 7:02 p.m. Present were:

Donald Edwards, Jr.  
Richard Guerin  
Burke McLemore  
Peter Robelen  
Carl Schultz  
Aubrey Sledzinski  
Richard Woodard

Also present Police Chief Ammons, Mayor Simpson, Solicitor Stephen Feinour (who arrived at 7:10 p.m.), Borough Engineer Mark Malarich and Borough Secretary Anne Shambaugh. Manager Kline asked to be excused from the meeting.

**MINUTES**

The minutes of the February 8, 2012 regular council meeting were presented.

- Motion made by Mr. Edwards, seconded by Mr. Guerin, to approve the minutes of the regular council meeting of February 8, 2012. Motion passed unanimously.

**MAYOR'S REPORT**

Mayor Simpson commended Chief Ammons, Deputy Chief Hockenberry and Officer Huff for their work on a recent case. He also commended Council and the Health and Sanitation Committee for their work on the Town Hall Meeting. He stated everyone did a great job.

He reported there is a neighborhood watch program beginning in the Borough and all information is on the Police website.

**PUBLIC COMMENT**

- Sean Quinlan, 2800 Columbia Avenue, stated support for the Open Air Farmer's Market which is proposed/being discussed in the Borough.
- Dylan Dayton, 25 N 20<sup>th</sup> Street, stated she supports an Open Air Farmer's Market but does not support the proposed location at the Library. Ms. Dayton stated the Library is already within the low density residential zone and is a current special use. She stated this zone should be reserved for single family homes only and she requests Borough Council and the Library Board of Directors to be cognizant of the location request for this market. She stated the Fredricksen Library is the biggest and busiest library within Cumberland County and this

market would simply increase the traffic. She also stated the idea of allowing the farmer's market (commercial enterprise) in the zone is bad law. She asked how Council will police it and "keep the good without letting in the bad." She also presented a letter to Council from the Cudahy's.

- Amber Yarbel, corner of Walnut and 20<sup>th</sup> Street, stated she is concerned about the increase in traffic and parking as a result of the proposed market. She stated she supports the idea of the Market but not the location.
- Bill Kelly, 36 N 27<sup>th</sup> Street, stated he received a letter to repair/replace his sidewalk and curbing. He stated he would like to begin construction after April 15. He also stated Mr. Kline and Ms. Shambaugh have been very helpful when he has been in the office. He requested permission to place ADA access at several properties along N 27<sup>th</sup> Street for older residents. He also requested relief from the expense of street cut permit fees. He stated it was not fair that a portion of the residents got free curb and sidewalk through a grant.
- Greg Kachier, own's Farmer's Market in Lemoyne, stated they provide a lot of support for the surrounding municipalities including scouts, Library, etc. and expressed concern about "outside vendors" coming into the Borough to sell their produce.

### **PUBLIC SAFETY**

Mayor Simpson stated the monthly police report was in the packets.

Chief Simpson read the monthly fire report and noted the crews would be going through "gas emergency training" in the near future.

### **MANAGER'S REPORT**

Mr. McLemore stated the Treasurer's report is in the packet.

### **HEALTH and SANITATION**

Mr. Sledzinski stated the monthly report and Engineer's report were included in the packets.

Mr. Sledzinski stated the Citizen's Advisory Board would meet one additional time and would provide a final report to Council in April.

Mr. Woodard asked about Conodoguinet Drive and Mr. Guerin stated the problem with the pipe was resolved in 2011.

### **GENERAL GOVERNMENT**

Mr. Edwards read the meeting announcements. Mr. McLemore asked if any members would like to attend the PSAB conference April 29 – May 2.

## **FINANCE**

Mr. Woodard presented vouchers for payment.

- Motion made by Mr. Woodard, seconded by Mr. Guerin, to pay vouchers in the amount of \$727,332.52. Motion passed unanimously.

Mr. Woodard asked Ms. Shambaugh if she wanted to discuss item b) and Mr. Guerin stated he added it and wanted to know if it makes more sense, with new employees, to offer a 401(k) plan rather than the current pension system in place.

Mr. McLemore asked the Solicitor to review and see if legally permissible to offer a 401(k) plan.

## **INFRASTRUCTURE**

There was no report this month.

## **PERSONNEL, POLICIES and PROCEDURES**

There was no report this month.

## **COMMUNITY AND BUSINESS RELATIONS**

Mr. Schultz stated the meeting with the Business Community will be rescheduled and that the meeting with Local Realtors will be held April 18 at 7:00 p.m.

## **PARKS and RECREATION**

Mr. Edwards stated the monthly report was in the packet. The Bunny Eggstravaganza will be held March 30 between 6 and 8 p.m. with a cost of \$10/child.

- Motion made by Mr. Edwards, seconded by Mr. Woodard for the following:
  - Use of Siebert Park track by the Camp Hill Middle School on March 31 and April 28;
  - Use of the Siebert Park football field on April 22 by the Camp Hill Soccer Club for evaluations;
  - Use of Prosser Hall by the Camp Hill Girl's Softball League on March 31 for a meeting with the rental fees waived;
  - Use of Prosser Hall by Randi's House of Angels on May 7 to stuff bags for the upcoming Randi's Race with the rental fee waived;
  - Placement of a sign in Willow Park April 9 – April 23 advertising the Canadensis Spaghetti dinner;
  - Placement of a sign in Willow Park by the Camp Hill Environmental Club March 16 – March 24 advertising the quadrant clean-up;
  - Placement of a sign in Willow Park by the Camp Hill Environmental Club April 15 through April 24 advertising the April 23<sup>rd</sup> meeting; and

- Placement of the Kite Festival Banner across Market Street May 7 through May 21.

Motion passed unanimously.

Mr. McLemore asked about the Goddard Trail Run in October and who would be spearheading/overseeing the run. Mr. Edwards stated Ms. Donahue has agreed to continue leading this project.

## **PLANNING & ZONING**

Mr. Sledzinski stated the Engineer's report is in your packets.

Mr. Sledzinski stated a volunteer is needed to attend the Tree Vitalize seminar on March 28 for the Shade Tree Grant. Mr. Robelen volunteered to attend.

Mr. Robelen stated the Shade Tree Commission was hoping to hold Arbor Day services on Saturday May 5 in Camp Hill Borough. Tree plantings will take place in Owen's Grove.

- Motion made by Mr. Robelen, seconded by Mr. Sledzinski, to proclaim May 5 as Arbor Day in Camp Hill Borough. Motion passed unanimously.

Mr. Feinour introduced the proposed ordinance allowing Open Air Farmer's Markets at various locations within the Borough. Mr. Feinour stated this type of market is different than a "closed-in" market and can be addressed via an ordinance. He stated he tried to be sensitive to residential concerns while promoting healthy living and promoting a "community gathering area."

Mr. Feinour provided some optional language for review within the proposed ordinance but at this time recommends removing the "optional" language.

He presented the following:

- Places to consider allowing this type of Market: community buildings, parks, churches, libraries, schools and anywhere within the Commercial General, Commercial Shopping and Light Industrial zoning districts.
- Recommend conditional use which is governed by Council rather than having to seek a variance from the Zoning Hearing Board.
- Vendor's permit would be required and approved by Borough Council based on the following: customer parking, maintenance of the site, days and hours of operation, litter/trash removal, and insurance.
- Federal and Stated regulations would have to be followed and all permits required.

Mr. Feinour stated if Borough Council wants to proceed with the Ordinance it will need to be reviewed by the Borough and County Planning Commissions at least thirty (30) days prior to a public hearing.

- Motion made by Mr. Schultz, seconded by Mr. Sledzinski, to advertise the Ordinance allowing Open Air Farmer's Markets within various districts of the Borough.

After a lengthy discussion which included concerns about limiting the number of vendors/spaces available at the Market; time-limit of the permit once approved by Council; approval of various locations not within residential districts; concerns about parking and the ability for emergency vehicles to access streets, etc.; revocability of the ordinance; and the limits to deny an application; "how do you put the genie back in the bottle once you open it?"; and how do you control the number of markets allowed in the Borough at one time. Motion passed 4-3 with Messrs. McLemore, Edwards and Guerin opposed.

Mr. Sledzinski presented the "No-Left Turn" Ordinance in conjunction with the Chipotle Subdivision and Land Development Plan for consideration. Mr. McLemore tabled discussion on the Ordinance until the April 2012 meeting.

### **PUBLIC WORKS**

Mr. Guerin stated the monthly report is in your packets. He noted the terrific job done by the Public Works staff and thanked them for their efforts.

Mr. Guerin asked for approval to hang additional "student competition banners" in conjunction with the Plein Air Festival in June. He stated additional hardware will need to be purchased in order for the 38 historical banners as well as the 25 Plein Air banners to be hung throughout the Borough.

- Motion made by Mr. Guerin, seconded by Mr. Robelen, to purchase additional hardware to hang banners along Market Street at a cost not-to-exceed \$2,500. Motion passed 6-1 with Mr. Sledzinski opposed.

Mr. Edwards asked if this is in addition to the \$10,000 already budgeted for the Festival and Mr. Guerin stated it is.

### **PUBLIC COMMENT**

- Bonnie Goble, Fredricksen Library Executive Director, stated the Library is one of 7 within Cumberland County and gets some of its funding from the County as well as contributions from the municipalities it serves. She stated the initial proposal of the Market at the Library was viewed as a benefit to the Borough and its residents and was not meant to cause problems for the residents. She also stated Trinity Lutheran Church was never discussed as a possible site for the Market.
- Brue Bigelow, 20 S 26<sup>th</sup> Street, thanked Council for allowing signs at Willow Park Plaza for the CHEC meeting on April 23 which will be discussing recycling efforts available to residents.
- Dylan Dayton stated she appreciated the information provided by the Solicitor but noted the problem with a conditional use is the Library is already a conditional use. She stated

she was part of the legal team who drafted the current zoning ordinance and the team struggled with the concept of “mega-churches” within the residential zones as they created increased traffic and concerns within the strictly residential areas. She stated Council may want to consider a “traffic study” as a requirement of any requested permit.

**EXECUTIVE SESSION**

Council recessed to executive session to obtain legal advice from the solicitor and discuss legal matters at 8:38 p.m.

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Borough Council returned to public session at 9:13 p.m.

- Motion made by Mr. Woodard, seconded by Mr. Robelen, to authorize the extension of an offer of employment for the Codes and Zoning Officer position contingent on a successful background check with a salary of \$45,000 and all non-union benefits. Motion passed unanimously.

There being no further business to discuss,

- Motion made by Mr. Woodard, seconded by Mr. Robelen, to adjourn. Motion passed unanimously at 9:16 p.m.

Respectfully submitted,

Anne Shambaugh