

BOROUGH COUNCIL OF CAMP HILL

MINUTES OF REGULAR MEETING

MARCH 10, 1999

2145 WALNUT STREET PROSSER HALL

CAMP HILL, PENNSYLVANIA

The meeting was called to order by Council President Murren at 7:45 p.m. Present were:

Russell W. Christie Philip J. Murren

John J. McKee Christine Rathbun

Douglas L. Morrow Jeffrey Smith

Also present were Bruce Z. McLanahan, Mayor, Edward J. Knittel, Borough Manager, Gregory J. Ammons, Police Chief, Steven Pandolf, Zoning Officer, Donn L. Snyder, Solicitor and Maronetta F. Miller, Recording Secretary.

The minutes of February 10, 1999 were approved upon motion of Mr. Christie, seconded by Mrs. Rathbun. It is noted that Mr. Smith abstained from the vote because he was absent from the February, 1999 meeting.

MAYOR'S REPORT

The Mayor distributed copies of the monthly Police Report which is made part of the minutes.

MANAGER'S REPORT

The Borough Manager also distributed his monthly report, which is made part of the minutes.

PLANNING AND ZONING

President Murren opened the floor for discussion concerning the proposed rezoning of the area South of Market Street, North of Chestnut Street and west of South 32nd Street. President Murren announced that having heard the testimony at the hearing prior to this meeting, Council has the option of rezoning all or a portion of the tract which was advertised. Mr. Smith questioned the increase in square footage from 10,000 to 12,000. President Murren explained that if Council chooses to increase the square footage of the building requirement, it will affect all C-2 zones in the Borough, but all other requirements relating to setback, lot coverage, parking, etc. would have to be complied with.

Mr. Christie moved to rezone the property fronting on the south side of Market Street from the western boundary of the existing C-2 zone westward to and including 3301 Market Street, south along the western boundary of the property of 3301 Market Street to its intersection with the Chestnut Street right of way, east along the Chestnut Street right of way, along Trindle Road in an easterly direction to the western terminus of the existing C-2 zone. The motion was second Mr. Morrow.

Mr. McKee stated that he does not believe the property on 3301 Market Street should be included in the proposal and that the rezoning should stop at what is an imaginary 33rd Street in accordance with what Camp Hill Planning Commission proposes.

Mrs. Rathbun stated that the drainage issue is not going to be addressed until someone applies for a building permit and the two issues should not be confused. If the concern is that the area is going commercial, then why not go to 34th Street. Mr. Christie and Mr. Smith both objected to that idea because of its proximity to Good Shepherd School.

Mr. Pandolf stated that only a portion of 3301 Market Street backs onto Chestnut street (less than 25%). In that case Mr. McKee said he had no problem including 3301 Market Street.

The motion as stated was approved by polling Council Members, with Mrs. Rathbun opposing the same.

Mr. Christie moved to amend the C-2 section of the zoning ordinance to increase the maximum building size from 10,000 to 12,000 square feet. The same was seconded by McKee. After discussion the motion as presented was approved with Mr. Morrow opposing the same.

VISITORS

Suzanne Fickes of 3015 Mayfred Lane requested assistance from Council with controlling the use of private property by those who are utilizing the soccer fields near her home. Mrs. Fickes stated that on many occasions she has found individuals using her porch, swing-set, vehicles parked under trees, etc. while watching soccer games. Mrs. Fickes requests the Borough consider installing a fence showing where the soccer field begins and private property begins. Mr. Murren asked that the Parks and Recreation Committee look at whether the fencing along Rt. 581 is adequate for safety, if there should be permanent or temporary fencing planting along the property line, to check into the parking matter and also to speak with the President of the Soccer Club concerning these issues, and report back to Council.

HEALTH AND SANITATION

Mr. Christie reviewed the monthly report of the sanitary sewer flows from Hartman & Associates as well as the Lemoyne Municipal Authority Report. Mr. Christie distributed copies of correspondence and map from Hartman relating to recommendations for improvements to the sanitary sewer improvements. Mr. Pillion stated that the estimated cost for the recommended improvements is \$322,460. Mr. Christie moved to receive bids for the sanitary sewer improvement program for 1999. Mr. McKee seconded the motion. Mr. Pillion then described the process his firm has gone through to come to the recommendations presented. Mr. Murren requested copies of that report be given to all Council Members. It was noted that the motion only authorizes the solicitation of bids and Council retains the ability to control the projects finally approved. The motion as presented was unanimously approved.

PLANNING AND ZONING

The monthly reports were distributed and made part of the minutes.

Mrs. Rathbun referred consideration of preliminary land development plan for the West Short Library to Granger Bowman, Chairman of the Design Building and Construction Committee of the West Shore Library.

Copies of the plan were distributed, one showing the height and elevation and one with parking.

Mr. Morrow stated his concern about traffic flow in the residential area and would prefer to have ingress and egress on Walnut Street. There was discussion about the lighting plan but it was not part of the plan. Granger Bowman said he would take the concerns of Council back to his Library Committee.

Mr. Smith moved approval of the plan subject to compliance with the engineer's conditions and Tri-County's recommendations, and limiting High Street to entrance only, using curbing to limit entrance to westbound traffic only, also with the use of signage for direction. The motion was seconded by Mrs. Rathbun and unanimously approved.

A conditional use request for 2915 Market Street was presented. The request is for professional office use. Mrs. Rathbun moved to forward the plan to Planning Commission. The motion was seconded by Mr. Morrow and unanimously approved.

Tri County Regional Planning Commission has an outreach program which they would like to have three members from Camp Hill Borough Council attend on an as needed basis. Messrs. Morrow and Smith volunteered to attend meetings to bring back information to Council.

It was announced that Wednesday, March 17, 1999, at 5:30 there will be a conditional use hearing for 2601 Market Street.

GENERAL GOVERNMENT

Mrs. Rathbun placed on the floor consideration of bids for the purchase of the former Borough Hall real estate. Two bids have been received. Mrs. Rathbun announced that the high bidder at \$255,000 is David and Sandi Cordier. Mr. Smith moved to accept the bid of Mr. and Mrs. Cordier as presented bid subject to court approval, satisfaction of the contingencies within 60 days and closing within 90 days of this acceptance. The same was seconded by Mrs. Rathbun and unanimously approved.

Mrs. Rathbun announced that high bidder for the Old Public Works building at \$60,101 was from Mr. Stephen R. Wilson. Mr. Smith moved to accept the bid subject to court approval and closing within 90 days of this acceptance. The motion was second by Mrs. Rathbun and unanimously approved. President Murren stated that due to the intricacies of the Borough Code, Council is obligated to bid properties for sale which contain certain specifications. Since the bids received contained modifications of the specifications, the Borough Solicitor has advised Council that court approval is necessary. The Solicitor announced that no problems are anticipated and believes both the Borough and buyers will be protected by obtaining court approvals.

Mr. Snyder distributed a proposed ordinance for advertisement relating to Act 50, the Taxpayers Right to Know Act. Also distributed were copies of procedures which must be utilized if the ordinance is approved. Upon motion of Mrs. Rathbun, seconded by Mr. Morrow, the Borough Manager was directed to advertise the ordinance for action at the April, 1999 meeting of Council.

Mrs. Rathbun announced that as a participant in the Central Pennsylvania Energy Utility Consortium, Council has been notified that it anticipates savings for electricity of approximately \$5,000 for calendar year 1999.

The Borough Manager discussed possibly refinancing the 1996 General Obligation Bonds and 1998

Note. Mr. Knittel stated that Public Financial Management has also contacted him and suggested that there may be savings to the Borough by refinancing the bonds or rolling over the Note. President Murren requested the Borough Manager contact Mr. Barnes and schedule a workshop session to obtain further detail.

Mrs. Rathbun announced that the State Association of Borough's Annual Conference will be held June 20 - 23, 1999. Anyone interested in attending should make reservations immediately through the Borough Manager.

PUBLIC SAFETY

Mr. McKee distributed copies of the monthly reports and Mr. Dorsey of the Fire Department distributed copies of the Camp Hill Fire Department budget for review.

Mr. McKee distributed copies of correspondence from American Red Cross requesting use of the Borough facility for emergencies. The Solicitor has reviewed the agreement and approved the same. Upon motion of Mr. McKee, moved by Mrs. Rathbun, the Agreement as presented was unanimously accepted.

Mr. McKee distributed a request to have the intersection of 27th and Logan a temporary four way stop. Upon motion of Mr. McKee, seconded by Mr. Morrow the request was unanimously approved.

PARKS AND RECREATION

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

PUBLIC WORKS

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

VOUCHERS

Upon motion of Mrs. Rathbun, seconded by Mr. Morrow, payments of vouchers totaling \$110,096.60

was unanimously approved.

ADJOURNED

There being no further business, the meeting adjourned at 10:10 P.M.

EDWARD J. KNITTEL, SECRETARY
