

**REGULAR MEETING
CAMP HILL
BOROUGH COUNCIL
January 9, 2019
7:00 p.m.
MINUTES**

Call to Order
Pledge of Allegiance
Moment of Silent Reflection
Roll Call

Mike Berney
Rich Guerin
Peter Robelen
Carl Schultz
Leigh Twiford
Zachary Williard
Kim Snell-Zarcone

President Robelen called the meeting to order at 7:00 p.m.

MINUTES

A motion was made to approve the minutes of the December 12th, 2018 Borough Council Meeting. Mr. Williard seconded and it passed with all in favor.

MAYOR'S REPORT

Mayor Simpson deferred his comments to the Public Safety portion of the meeting.

Prior to Public Comment, President Robelen stated that anyone making comments relative to the development of the property at Chestnut Street and the Bypass needs to understand where the process stands right now. He explained that the developer has submitted his land development plans for the project to the Borough and it is under review by the Cumberland County Planning Commission and the Borough Engineers, both of whom will offer comments on the plan. The Cumberland County Planning Commission has 30 days to submit to the Borough's Planning Commission its comments and suggestions for modification. The plan will then be reviewed by the Borough's Planning Commission. The developer has not yet met with the Borough's Planning Commission but is planning to do so at their next meeting on January 15th, 2019. The Borough Planning Commission will review the plan and offer comments and make recommendations to Borough Council for action on the plan. Borough Council must act within 90 days following the date of the meeting of the Borough Planning Commission or 90 days after the 30 days following the submission of the plan to the Borough, which is 120 days after the initial submission. The timeline is somewhat fluid because the Borough or the developer can request an extension of time following the review of the comments and recommendation from the Borough Planning Commission.

Council will then take action on the plan and that can be approval of the plan, disapproval of the plan or approval with conditions. Borough Council may accept or reject the recommendations from the Borough Planning Commission.

PUBLIC COMMENT

1. **Brett Miller, 848 Wynnewood Rd**-Ms. Miller feels there should be another public hearing to decide whether the property on Chestnut Street and the Bypass should be zoned Commercial General due to the discrepancy in the maps given to Cumberland County.
2. **Allie Samsel, 3027 Chestnut St**-Ms. Samsel is angry that this business is being considered for Chestnut St and the Bypass and requested that the Council not respond to the developer until all time frames are used up.
3. **Dana Little, 805 Conodoguinet Dr**-Ms. Little wanted to thank the Council for their consideration in donating pool passes for the Earl Besch Project.
4. **Beth Kozicki, 116 S. 31st St**-Ms. Kozicki wanted to thank the Borough Council, Mr. Dennis and Mr. Miller for their time and effort spent with questions, etc. concerning the property at Chestnut Street and the Bypass.
5. **Jennifer Hoover, 127 S. 31st St**-Ms. Hoover said there is a group of concerned residents who oppose the plans for Chestnut Street and the Bypass and that they have 350 signatures from residents agreeing with them. She feels that the current council does not care about the safety of its residents in their consideration of the plans.
6. **Steve Knaub, 120 S. 31st St**-Mr. Knaub has concerns about the plan at Chestnut Street and the Bypass and would like the Council and the Planning Commission to revisit that zoning change and have Penn Dot give a real traffic study.
7. **Aaron Samsel, 3027 Chestnut St**-Mr. Samsel wants the Council to realize the impact they have on the residents' safety and homes with their decision concerning the plans for Chestnut Street and the Bypass.
8. **Becky Kane, 3033 Chestnut St**-Ms. Kane and her daughter do not want to replace tennis courts with Pickleball courts and is against any high traffic development due to childrens' safety at Chestnut Street and the Bypass.
9. **Missy Minehan, 303 N. 28th St**-Ms. Minehan does not want Pickleball courts to replace tennis courts because she wants to continue to watch her daughter's home tennis matches in Camp Hill and there may not be enough courts to allow for home matches.

10. **Tree Zuzzio, 3026 Harvard Ave**-Mr. Zuzzio feels the Counsel has a moral responsibility to the residents and not a business going in at Chestnut Street and the Bypass.
11. **Diana Ryder, 112 Hilltop Ct.**- Ms. Ryder opposes the Pickleball court replacing the tennis court because it will eliminate home matches and increase the money spent by the district to bus students to more games.
12. **Maddie Beckley, 303 N. 28th St**- Ms. Beckley is Captain of the CHHS Girls Tennis Team and feels that tennis made an impact on her life and would not like any student to miss out on playing. She feels taking away a tennis court for Pickleball would impact the team with home matches and time spent trying to get a court to practice.
13. **Paige Shiveley, 720 Arlington Rd**-Ms. Shively is also a co-captain of the CHHS Girls Tennis Team and feels that the CHHS's two tennis teams are very important to the school and adding a Pickleball court instead of keeping the tennis courts would impact the teams negatively.
14. **Zach Wenrich, 124 S. 31st St**- Mr. Wenrich believes children should be in the forefront of all decisions made in Camp Hill and that safety is the reason people do not want Chik Fil-A to go in at Chestnut Street and the Bypass.
15. **Margaret Burton, 223 N. 23rd St**-Ms. Burton cares about the town of Camp Hill and believes that the plans for Chestnut Street and the Bypass is a bad plan for the town and asked Council to reconsider the plan.
16. **Lynda Hackenberg, 108 S. 27th St**-Ms. Hackenberg feels there is already a problem with traffic on Chestnut Street and feels that problem should be fixed first, instead of adding to it with the plans for Chestnut Street and the Bypass.
17. **Knolee Figueroa, 3605 March Dr**- Ms. Figueroa does not feel the location is a good one for the plans for Chestnut Street and the Bypass because it would cause a serious issue with people crossing the Bypass at Chestnut Street in terms of safety.
18. **Jeff Helm, 138 S. 30th St**-Mr. Helm feels that it is a bad plan at Chestnut Street and the Bypass due to the safety of the residents that live there.
19. **John Hanson, 3101 Chestnut St**- Mr. Hanson feels that the plan for Chestnut Street and the Bypass will not allow him to keep his residence residential and would be a bad idea for his neighborhood.
20. **Gail Diehl, 3020 Beverly Rd**-Ms. Diehl has concerns about traffic at both the Chestnut Street property and also the VA Hospital property. She also feels that the tennis courts should not be sacrificed for pickle ball courts.

21. **Jennifer Manlove, 2920 Dickinson Ave**-Ms. Manlove feels that the traffic and safety issues of adding a fast food restaurant to Chestnut Street and the Bypass would be horrible choice for Camp Hill.
22. **Steve Eberly, 24 S 29th St**- Mr. Eberly doesn't want the project at Chestnut Street and the Bypass approved due to the traffic, safety and added pollution to the area.
23. **Melissa Schoettle, 1915 Walnut St**- Ms. Schoettle feels inviting a large corporate business into a tight knit community such as Camp Hill causes a slow erosion of what Camp Hill Borough is.
24. **Roy Hanson, 122 S. 31st St**-Mr. Hanson wondered who would be responsible for the sidewalks, alleyways and curbing if this business went in and hopes the Council makes a decision about the project at Chestnut St and the Bypass that is best for the community.
25. **David Sachs, 120 S. 30th St**-Mr. Sachs feels that there already is a problem with traffic here and would like to help in the decision of this issue with the project at Chestnut Street and the Bypass.
26. **Mr. Williard** thanked the residents for coming out and expressing their opinions and said that the Council is going through the required legal process with this project and that he isn't quite sure how it would work but that he shares many of their concerns.
27. **Sherry Bowman, 498 N. 25th St**-Ms. Bowman asked why the council sold the .09 acre of land that belonged to the Borough if they didn't want this project to happen at Chestnut Street and the Bypass.
28. **Curtis Mulkey, 3018 Yale Ave**-Mr. Mulkey feels there was no outreach by the Borough or on the website about the zoning at Chestnut Street and the Bypass and feels the storm water potential run off from the area of the proposed Chik Fil-A could be very dangerous.

PUBLIC SAFETY

Mayor Simpson provided both the Police and Fire Department reports. In the month of December, Camp Hill Police had 655 calls and Camp Hill Fire Department had 28 calls. He also stated that there was a 2 day traffic detail on the Camp Hill Bypass that amounted to 80 plus citations.

BOROUGH MANAGER'S REPORT

Mr. Dennis reported that the Borough Engineers are still at work with the Chik Fil-A project and while a decision will be made down the road, it is a process and there are many things the developer has to meet before he can come to the council for a decision.

FINANCE

Mr. Williard made a motion to approve the payment of Vouchers for December in the amount of \$1,419,889.35. Mr. Berney seconded the motion and it passed with all in favor.

PERSONNEL, POLICIES, PROCEDURES

Mr. Berney reported that there are two vacancies on the Planning Commission due to the resignations of two members and that the two new members chosen are Don Sechler and Aaron Navarro.

Mr. Berney made a motion to approve Aaron Navarro as a member of the Planning Commission. It was seconded by Mr. Schultz and passed with all in favor. He then made a motion to approve Don Sechler as a member of the Planning Commission and that was also seconded by Mr. Schultz and passed with all in favor.

COMMUNITY AND BUSINESS RELATIONS

Ms. Brath reported that the Downtown Camp Hill Association has two community projects currently. 8000 Snowflakes for Downtown Camp Hill which involved the entire community making snowflakes to display in the local businesses windows and Love It Like A Local during the month of February, which asks people to shop locally. All information is found on the borough website and Downtown Camp Hill Facebook page.

Mr. Schultz reported that Simone Collins was still at work on the bicycle/pedestrian friendly plans/study and they will be on the borough website when they are completed. He encourage residents to get involved with the Bicycle Friendly Community and said the Council will look at the plans/study when it is completed.

PARKS AND RECREATION

Ms. Twiford gave an update about Scheaffer and Beverly Park plans. She said HRG engineers are incorporating updates into the plans during the month of January. In February, Council will vote on a plan and if the Council accepts a plan it will go out for bid in the month of March. The Council will accept a bid after 30 days and the project will begin in April. The plans will be on the Borough Website also.

Ms. Twiford then gave some background about Pickle Ball. She said that over a year ago Council approached the School Board about using the tennis courts at Fiala Park for Pickleball. At the time the School Board declined because at the current time the plans for Schaeffer Park had Pickleball in the plans. The pickle ball courts were removed from Schaeffer Park plans because some of the members of Council did not want to build Pickleball courts at Schaeffer Park. At the December District School Board/Council meeting, school members told Council that the courts at Fiala Park were PIAA compliant, so if there were plans to convert a court at Siebert Park, it wouldn't affect the tennis team. The School Board then had the courts checked at Fiala Park to make sure they were PIAA compliant and those courts were found to not be compliant. Steve Karl, President of the the School Board and members of School Board then came up with some solutions to the problem. One solution was lowering the nets at 2 of the 4 courts at Fiala Field for Pickleball and striping those courts. The tennis team could continue to use the courts at Siebert Park until the new District courts were built, sometime in the summer of 2020. Steve Karl added that the School District and the Borough Council work very well together and often make decisions together that affect the students and the community but the issue that has come up is the condition of the tennis courts were not in the condition everyone thought they were. He said they were told by PIAA that 2 of the courts at Fiala Park are not suitable for District match play. He said that for the past few years the tennis team has been using Siebert Park as its home court and that has worked out well. He proposed that 2 of the courts be striped at Fiala Field and the net lowered for Pickleball, as the community wants Pickleball. His only request is when the school tennis team or school classes need it for tennis, it can be coordinated for those needs. He said the School District is in the beginning of a 5 year plan to renovate the High School, the Middle School and Hoover Elementary and one of the plans being discussed is the reconstruction of the tennis courts at Fiala Field. He said the Pickleball courts could be striped in a month or so but that the tennis team would continue to use Siebert Park as their home practice court and Fiala Field as needed. He stated that the community may use any of the courts as long as priority is given to the tennis team and teaching staff as needed. He said that the school board has not yet voted on anything regarding these tentative plans but that their next meeting is January 14th at 7:00pm and the information will be on the school website afterward.

Ms. Twiford made a motion, upon approval from the School Board, to repurpose 2 courts at Fiala Field for Pickleball, and keep Siebert Park as the home court for the tennis team until the school completed construction on its new tennis courts during the cummer of 2020. Mr. Berney seconded and it passed with all in favor.

Ms. Twiford made a motion to donate 2 pool passes, one to the Earl Besch Project and one to the Lion Foundation for their auction. Ms. Snell-Zarccone seconded and it passed with all in favor.

Ms. Twiford then made a motion to allow the Camp Hill pool to be used for 3 Camp Hill Aquatic Club swim meets (7 am-1 pm on 6/2, 6/15 and 7/13) Mr. Guerin seconded and it passed with all in favor.

PLANNING AND ZONING

Mr. Guerin stated that there were 928 complaints in 2018 and over 15 million dollars spent construction in 2018 which shows how much residents are reinvesting in their homes in the

borough. He said the ordinances should be completed by the next meeting including the noise ordinance, the rental agreement ordinance and the review of the sign ordinance to bring back to council.

PUBLIC WORKS

Justin Medinsky, the borough engineer, explained the agenda items under Public Works before the council voted on them and gave an update on the sewer cleaning inspection.

Ms. Snell-Zarccone made a motion to approve the Application for Payment No. 4 for the 2017 Sanitary Sewer Cleaning and Inspection Project in the amount of \$31,606.51 to Utility Service Group, Inc. Mr. Guerin seconded and it passed with all in favor.

Ms. Snell-Zarccone made a motion to approve the DEP Grant in the amount of \$106,000.00 for the new leafer truck. Mr. Guerin seconded and it passed with all in favor.

Ms. Snell-Zarccone made a mention about the grant for the Willow Park Project must have an educational event by March of 2019 in order to be compliant for the grant. The event is being held on February 7th at 1:30 pm in Willow Park and will explain the updates/changes made to Willow Park.

Ms. Snell Zarccone asked about the next phase of street paving and wondered when the letters go out to residents letting them know that they would have to replace curbing, sidewalks etc. Mr. Robbins said the letters would go out to residents before the summer paving, sometime in April or May.

BOROUGH/SCHOOL DISTRICT

Mr. Guerin reported that the next school district meeting would be on February 15th and he was happy that there was such a great relationship between the school district and the council.

COMMENTS FROM COUNCIL

Ms. Twiford wanted to let residents know that the Holiday Home Decorating Contest winners were from 2300 Lincoln Street, 2800 Laurel Lane, 3127 Beverly Road and 2201 Dickinson Avenue. She thanked Blooms by Vickrey for the wonderful prizes.

Ms. Snell-Zarccone thanked Mr. Schultz for his comments about projects on the Bypass and wanted the residents to know that the Chik Fil-A project was not in front of the council yet, so

no decision has been made and would like them to know that no one knows why she ran for council and she would like them to refrain from commenting about it due to that fact.

Mr. Williard wanted to let everyone know that the Lion's Club Foundation has their biggest fundraising event on February 2nd and asked that people come out and support a great cause.

Mr. Schultz said he appreciated Mr. Miller's monthly report and all the information he included in it. He said that he felt the Bypass was experiencing more development than it has seen in a decade and he felt that he doesn't want to see the traffic get worse there with new fast food development and thought the council should look into existing ordinances to keep things reasonable so Camp Hill can be kept the way it should be.

Mr. Berney wanted to know where the VA Hospital project stood in development, etc. Mr. Dennis said that the developer gave \$30,000.00 to do improvements for pedestrian traffic, etc. once the site project is fully built and a more comprehensive traffic study is done, which would also be at the completion of the project. There was also an abbreviated traffic study done in the beginning of the project. Mr. Berney asked when the project would be completed and Mr. Dennis said that we don't have that information but that the sewer line was put in last week. He also said that the borough has a tentative meeting with PennDot on February 12th about the traffic on the Bypass.

Mr. Guerin said how great it was to see the young tennis players come out and speak and it was great to see young people involved. He also stated to the audience that he and the council hear their concerns, take them seriously and are looking into them. He said he has met with several residents at the Chestnut Street and Bypass site and share their concerns regarding traffic, child safety and alleys.

PUBLIC COMMENT

1. **Allie Samsel, 3027 Chestnut St-** Ms. Samsel does not feel the alleyways are public. She believes they are owned by the homeowners of the bordering properties and should not be used for an access to a business.
2. **Becky Cane, 3033 Chestnut St-** Ms. Kane questioned what the police department is going to do regarding all the traffic coming from the businesses at the former VA Hospital and all the new traffic coming from whatever business going in at Chestnut Street and the Bypass.

3. **Jennifer Hoover, 127 S. 21st St-** Ms. Hoover echoed Mr. Williard's statement and would like residents to support the Lion Foundation. She feels the council members do not respond to public comment and there is not enough information shared with residents concerning change and actions being taken in Camp Hill.
4. **Dan Doubet, 203 S. 19th St-**Mr. Doubet feels that knocking down a neighborhood for a huge corporation is wrong and a bad choice to make.
5. **Eddie Kaplaniak, 229 N. 26th St-**Mr. Kaplaniak feels that the location and the re-zoning of the property on Chestnut Street and the Bypass is a bad decision.
6. **Brett Miller, 848 Wynnewood Rd-** Ms. Miller believes there were inconsistencies with the maps submitted by Camp Hill Borough to Cumberland County. She also questioned the process with developers submitting plans.
7. **Amy Ginck, 3007 Chestnut St-** Ms. Ginck feels there is already a problem with people running stop signs by her house and it would be worse with a fast food business there. She also is concerned with getting water in her basement with the addition of this business.
8. **Curtis Mulkey, 3018 Yale Ave-**Mr. Mulkey feels the biggest problem right now is communication.
9. **Melissa Schoettle, 1915 Walnut St-**Ms. Schoettle doesn't understand how a large corporation fits into small community such as Camp Hill and keeps the property values, great schools etc.
10. **Ross Hamilton, 212 Willow Ave-**Mr. Hamilton feels there is a higher demand for tennis courts than Pickleball. He also wanted to thank the council for all that they do.
11. **Bryan Marousek, 105 June Dr-**Mr. Marousek felt that a restaurant put at Chestnut Street and the Bypass would affect the students safety who crossed at that intersection.
12. **Aaron Samsel, 3027 Chestnut St-**Mr. Samsel wanted to know who owned the alleyways and was told by our Solicitor, Mr. Feinour that the private alleys are owned by each adjoining property owner to the center of the alley.
13. **Jim Keiser, 115 S. 31st St-** Mr. Keiser feels that his street is not wide enough to handle the traffic that a Chik Fil-A would generate. He also feels that if the alleys are used as an egress or a private driveway for a restaurant, there will not be enough room for cars to get through nor should Chik Fil-A be allowed to use the alleys for their entrance to the restaurant.

14. **Sherry Bowman, 498 N. 29th St-** Ms. Bowman feels there should be better organization with better communication, more planning done with the Planning Commission and to have a traffic committee.

15. **Ms. Miller, 3001 Beverly Rd-**Ms. Miller feels the traffic and speeding at both the former VA Hospital new build and the plans for Chik Fil-A will be a huge issue and goes against who Camp Hill is as a community.

Mr. Schultz asked if the property owners adjacent to the alleys could say no to having a business use their alleyways for an egress or ingress and Solicitor Bond said the Borough of Camp Hill could not enforce that but that the property owners could file objections to using the alleyways.

Mr. Berney asked if they could revise the current zoning ordinance. Solicitor Feinour said that the zoning could be amended in 60-90 days or maybe longer, but would not affect the current project in place.

Ms. Snell-Zarcone asked if the developer has to have the approval of all adjacent property owners to use the alley for an egress or ingress or make adjustments to the alleyways to meet all the SALDO requirements and was told by the solicitors that, yes, the developer would need to meet approval and/or requirements.

Mr. Berney asked if the developer would have to resubmit the plans if there was any change done to the way people entered or exited the business and was told by Solicitor Feinour that if it was a significant change to the plans that they would have to resubmit the plans.

ADJOURNMENT

President Robelen announced the council would adjourn to an Executive Session. The Council returned from the Executive Session at approximately 11:05pm. Ms. Snell-Zarcone moved to Adjourn and the meeting was adjourned at 11:06pm.