

MINUTES  
PUBLIC WORKS COMMITTEE  
MARCH 7, 2022

The Penn Township Public Works Committee convened on Monday, March 7, 2022, following the Public Safety Committee Meeting at 7:03 p.m. Present were Chairman Heiland, Commissioners Berlingo, Brown and Elksnis. Also present were Township Manager Rodgers, Police Chief Hettinger, Fire Chief Clousher, Township Engineer Bortner, Zoning Officer Smith and Township Secretary Sweeney. Commissioner Cromer was absent. The following items were discussed:

ANNOUNCEMENTS: There were none.

APPROVAL OF THE MINUTES: The minutes of the February 7, 2022, Public Works Committee meeting were approved as submitted.

CITIZEN'S COMMENTS: There were none.

BONDS: Engineer Bortner reported a final inspection was completed on the WellSpan Property on Baltimore Street, he suggested releasing the bond in the amount of \$1,394,403.45, as it is no longer needed. He also suggested reducing the bond amount for South Hills Golf Club from \$157,405.60 to \$9,597.01. The Committee recommended approving the requests.

BECK MILL ROAD CULVERT REPLACEMENT: Engineer Bortner reported Monarch Products submitted the application for final payment. C.S. Davidson has completed their review and agrees final payment can be made. Engineer Bortner added the Township has work to complete on the project, but Monarch has completed their portion. The Committee had no issues with the request.

PARK HEIGHTS BOULEVARD REALIGNMENT: Engineer Bortner reported the general permit has been submitted to DEP. He reported there is a garage that sits on the corner of Park Heights Boulevard and Beck Mill Road at 501 Beck Mill Road. The garage is close to the proposed sidewalk, and he asked the Committee for their advisement, if the Township should pursue an easement agreement to design around the garage. Commissioner Heiland asked if there is currently drainage running by the garage. Engineer Bortner said there is an inlet at the property line, west on Park Heights Boulevard that was installed to deflect the water, but there is definitely water that sits around the garage when it rains. Commissioner Heiland asked Engineer Bortner his opinion on the best solution. He said they have run into a similar situation in the past with a sewer project where the structure was purchased to make the project work, he added that the Township has time to consider all options. Commissioner Brown asked if the project is moving forward with the bridge. Engineer Bortner stated that the permits are at DEP. There are two easements that are needed, and once acquired the utilities can then be relocated. Commissioner Heiland asked about the sidewalk that was discussed last year for safer travel to the school bus stop. Engineer Bortner stated that

the goal is to install sidewalk on the 501 Beck Mill Road property to get to the intersection.

GUIDE RAIL CONTRACTS: Engineer Bortner reported one contract has been awarded. We are waiting for C.S. Davidson and the contractor to come to an agreement to align with current PennDOT regulations. Hopefully work will begin shortly. The contract for North Blettner Avenue requires two easement agreements that need to be obtained before going to bid. Manager Rodgers reported she had no response from either property owner. Engineer Bortner reported that the Public Works department has the Industrial Drive project ready. Manager Rodgers said that she has both the easements for the Bankert Road project, however she is waiting on a reply from the solicitor regarding one of the agreements. Engineer Bortner stated the project for Bankert Road is similar to the Park Heights, the general permit has been received, utilities will need to be relocated, and then we are ready to go to bid. The Committee recommended going to bid on the Bankert Road Culvert Project.

INTERSECTION STREET LIGHT INSTALLATIONS: Engineer Bortner reported the six lights are on order that were addressed at last month's meeting. He reported that lighting at Brookside Heights Phases three and four will be using Met-Ed lights and the street light authorization has been completed.

2022 PAVING PROJECT: Engineer Bortner reported the Borough of Hanover Water department has projects scheduled for Ann Street, and McAllister Street, therefore he suggests holding off on paving McAllister Street and Wirt Avenue between Baltimore Street and Ann Street. The Borough of Hanover Water department has projects on Bowman Road and South Western School District plans to renovate the High School in one to two years, therefore he suggests holding off on paving Bowman Road. He would like to submit the following for PennDOT project approval: John Street, Miller Alley, Baer Avenue, Wirt Avenue from Ann Street to Baer Avenue, and Spring Garden Street for paving this year. Commissioner Brown stated that he attended a meeting that included Manheim Township, and was informed that their paver is not operational and is in need of repair. Engineer Bortner stated that there is concern with the engine and they are waiting on an equipment dealer in Harrisburg for an estimate to repair. He suggested that the Township should advertise for a placement of materials for this year. He has concerns with renting a paver, with the manpower that will be needed for the Community Park Creative Playground build, and he has concerns with availability as there are not many options for rentals. The Committee recommended going to bid for the placement of materials for this year.

LITTLE KNOLL ESTATES LOT 126 STORMWATER MANAGEMENT BASIN RENOVATIONS: Engineer Bortner reported that he has been in the process of gathering the materials needed, and hopes to have time to install the material once received. The piping has arrived, and is waiting on the structures to arrive.

SUBDIVISION AND LAND DEVELOPMENT PLANS: Engineer Bortner gave the committee a review of the current Subdivision and Land Development Plans. Current Plans are:

- SL17-10 – Mustang Pointe
- SL20-09 – Pero Farms Hanover Facility LLC
- SL21-01 – Clover Lane Development (Stonewicke V)
- SL21-05 – Elsner Engineering Works
- SL21-09 – Porter and Warehime Property, BPR LLC
- SL21-12 – Above & Beyond Christian Child Care Center
- SL22-01 – Water Street Four, LLC
- SL22-02 – Arcland Self Storage
- SL22-03 – Panther Cat, LLC

Engineer Bortner reported that the new cases of Water Street Four, LLC and Panther Cat, LLC are on the agenda and will be discussed shortly. Arcland Self Storage is a plan that will renovate the vacant property at 1049 Baltimore Street in order to construct a new mini storage facility. The Committee thanked Engineer Bortner.

WAIVER REQUEST FOR DEVENER LANDING: The Committee received waiver requests dated January 20, 2022 from Hanover Land Services for Devener Landing. Mr. Kris Raubenstine, Hanover Land Services, Tim Mummert, and Steve Garvick of Water Street Four, LLC were in attendance to address the Committee and answer any questions. Mr. Raubenstine stated that there are four waiver requests.

- 1) Section 402 (Preliminary Plan Requirements) The applicant requests that the plan be submitted and reviewed as a Preliminary/Final Land Development Plan vs. separate Preliminary and Final Plans. to allow to submit as a preliminary and final plan.
- 2) Section 505(a) (Street Design) – Mr. Raubenstine stated the Township requires roads within the R-8 zone to have a cartway width of thirty-four-feet. The applicant requests the use a twenty-eight-foot cartway for the proposed roads within the development. He stated that this development will be privately owned and maintained and the streets will not be dedicated to the Township. The intent is to keep the maintenance costs low as it will be the responsibility of the HOA. There will be no parking on one side of the street, providing a twenty-foot cartway. Mr. Mummert stated that on street parking will not be an everyday event, as it is only intended for holidays and special occasions. The driveways as planned to be thirty-feet in length, providing enough parking for four vehicles. Commissioner Elksnis questioned who would be responsible for enforcing the no on street parking. Mr. Mummert stated it would be the responsibility of the HOA. Commissioner Heiland asked Fire Chief Clouser his opinion, Chief Clouser stated he is not prepared at the moment and would need to review further. Mr. Mummert stated that this is a green plan, and more pavement means more stormwater. He stated they utilized the design features recommended by the Pennsylvania Housing Research Center located at The Pennsylvania State University. Engineer Bortner stated that the study is reasonable, and

understands there is stormwater concerns, however the standard cartway in the Township is thirty-four-feet. He added as an example that the Brookside development has the thirty-four-foot cartway and the traffic study stated it was in need of posting no parking on one side of the street. He reported that anything less is not in the best interest of the Township. Commissioner Brown expressed concern of the possibility of being approached by the HOA in the future to dedicate the roads to the Township as well as enforcing restricted parking on such narrow roads. He asked if the second entry way into the development for emergency vehicles will be paved. Mr. Mummert stated that it will be not be paved, but will have pavers under the lawn area to handle the weight of the vehicles. He added that they plan to gate the area. Commissioner Brown asked what constitutes this as a fifty-five and over community and how will this be enforced. Mr. Mummert stated that one patron must be fifty-five or older. Commissioner Brown questioned what if the resident would decide to have their grandchildren reside with them. Mr. Mummert stated that would not be allowed under the HOA. Commissioner Brown questioned what would happen if this waiver request is not approved. Mr. Mummert stated that the driveways will be shortened, which would result in more on street parking. Commissioners Brown and Elksnis expressed concerns with the twenty-eight-foot cartway. Mr. Mummert asked the Committee if they would have more of a favorable recommendation if he installed sprinkler systems in the homes. He stated the units are one-story with no basements. He could install the systems that are very high tech, and have heat and smoke detectors. Fire Chief Clouser stated that sprinkler systems are advised in any dwelling, however they are meant to protect the entry/exit ways of dwellings but are not designed to completely extinguish fires.

- 3) Section 505(g) (Curves) Mr. Raubenstine stated that the section requires horizontal curves to be a minimum of one hundred fifty feet in length, and the applicant is requesting the use of one hundred twenty-five-feet on Summerhawk Way. He explained this is necessary in order to cross the stream and wetlands as close to a ninety-degree angle as possible. This is significant to the PADEP in their review as it will reduce the amount of fill in the wetlands. There will not be any dwellings on the inside of the curvature because of the existing stream and wetlands so the sight lines will not be impacted. Engineer Bortner added that he has no issues as long as signage of the curve along with a decreased speed limit are posted. The Committee has no issues with this request.
- 4) Section 605 (Landscaping and Bufferyards) Mr. Raubenstine reported the applicant is requesting to eliminate the proposed open wood fence along the north side of the development. There will be a significant amount of landscaping and bufferyards in this area that will ultimately reach maturity and overwhelm the fence. This will result in a lack of maintenance and become neglected and deteriorate. Commissioner Elksnis stated that he dislikes the use of split rail fencing. Commissioner Brown stated that he sees no issues as long as enough of a buffer is provided by the vegetation.

WAIVER REQUEST FOR PANTHER CAT LLC.: The Committee received a waiver request dated February 7, 2022 from Hanover Land Services for Panther Cat LLC. Mr.

Kris Raubenstine, Hanover Land Services stated the applicant is proposing the installation of a vinyl fence for screening along the property line that is adjacent to the highway-oriented business zone in lieu of the landscaping and bufferyard requirements. The vinyl fence will provide the necessary visual barrier a more immediate buffer for the residents across the alleyway. With a landscape buffer, there is the possibility of overgrowth into the alleyway, which would require more maintenance. Engineer Bortner stated he has no issues with the request as long as the fence does not extend into the clear sight triangle for the alley. Mr. Raubenstine added that this is a small building with mostly paving to park the work trailers, and for storage. The Committee had no issues with this request.

WAIVER REQUEST FOR RIDGE AVENUE WAREHOUSE: The Committee received waiver requests dated February 16, 2022, from Rettew for Ridge Avenue Warehouse. Chairman Heiland reported there was no one in attendance to represent the requests. Engineer Bortner reported that the first request is to Section 402 (Preliminary Plan Requirements) they are requesting to submit the plan as both the Preliminary and Final Plan. He stated that the Planning Commission was not in favor with this request due to the attendance of many of the residents from the Cherry Tree Development that expressed their concerns of noise and lighting of the proposed warehouse. He stated the second request is to the Stormwater Management Ordinance, Section 306.B.4.a, Stormwater management facility to be completely surrounded by a four-foot fence. Engineer Bortner reported that the stormwater management facilities are located in the front yard, and they are requesting to utilize a three-foot fence, as the Zoning Ordinance restricts a three-foot fence maximum in a front yard. The Land Development Plan has not been received to date.

MS4 UPDATE: Manager Rodgers reported work continues on the MCM six. Vendors List is in the process of being complied. There is a meeting at the end of the month, and the goal is to have everything next month for review. There is an issue with inspections, Assistant to the Engineer Garrett compiled a report of dry weather days that inspections could be conducted and it was found that the most in one month was fifteen days, and the least two days. Two inspections must be completed on each site within the next five years, with the weather pattern this may be a difficult task.

EXTENSION REQUESTS: Zoning Officer Smith submitted requests for SL20-09 Pero Farms Hanover Facility, LLC., and SL21-09 577 High Rock Road. The Committee recommended approving the requests.

RECREATION-CREATIVE PLAYGROUND: Manager Rodgers reported the agreement was received for the grant. She is waiting for approval to pay for the equipment. JMT will not touch the project of the bathrooms, but provided a contact. Game tables and benches have to be ordered. Commissioner Heiland asked if we were on track with the original timeline, he requested Manager Rodgers to check on the status of the play equipment order. Commissioner Heiland reported that he attended the South West Recreational meeting, and they are planning on completely renovating the Park Hills playground equipment and he believed one in West Manheim as well.

OTHER MATTERS: There were none.

CITIZEN'S COMMENTS REGARDING THE DISCUSSION ITEMS: There were none.

The meeting was adjourned at 8:36 p.m.

Respectfully submitted,

Donna M. Sweeney,  
Township Secretary