

**EAST HEMPFIELD TOWNSHIP  
BOARD OF SUPERVISORS MINUTES**

**DATE AND TIME:** September 4, 2019 7:00 p.m.

**ATTENDANCE:** Board Members: Thomas A. Bennett  
Douglas W. Brubaker  
G. Edward LeFevre  
H. Scott Russell

Manager: Cindy A. Schweitzer  
Director of Public Works: Perry T. Madonna  
Engineer: Scott H. Hain

**ABSENT:** W. Scott Wiglesworth  
Jon E. Beck  
Diane E. Garber

The Board of Supervisors meeting was called to order at 7:00 p.m. at the East Hempfield Township Municipal Building, 1700 Nissley Road, Landisville by Chairman Brubaker, followed by a moment of silence and the Pledge of Allegiance.

**Consent Agenda**

- a. 13-05-FP3 Landis Farms Phase 3 – Approval to reduce the projects Financial Security (464,563.90) by \$187,859.11 leaving a balance of \$276,704.79
- b. Approval of the 19-05.01 Lehman Lot Add-On Plan 90-day time extension request to satisfy conditions of approval.
- c. Approval to pay invoices from all funds covering 8/24 – 9/6/2019 & totaling \$433,391.89
- d. Approval of minutes: August 21, 2019

Motioned by Mr. Russell, seconded by Mr. Lefevre and unanimously carried to *approve* the September 4, 2019 Consent Agenda as presented.

**Action items**

**19-01.03 – State Road Investors Master Plan**

A power point presentation was provided by Attorney Mark Stanley, McNees Wallace & Nurick LLC; Mike O’Brien, Oak Tree Development Group and member of the State Road Investors Group; Joel Young, Rettew Associates; Allen Brightbill, Penn State Health and Kenneth Webb, HKS Architects.

Attorney Stanley explained that the Master Plan submission is the first in a series of plan submissions. This will be followed by submission of a preliminary/final subdivision plan covering

the East and West side (define building lots), then a preliminary land development for the whole site and then final land development plan submissions for the varied components with the Hospital and road improvements being in the first phase. The floodplain restoration will move along as the project moves along.

Mr. O'Brien reviewed the buildings on the site which included on the West side, the hospital (120-144 beds), parking garage and medical office building and on the East side will be complimentary uses; related retail space, 3 professional office buildings, and a senior living component with a possible soft tether to Oak Leaf Manor. There will be extensive offsite road improvements along with the floodplain restoration project on the Swarr Run.

Mr. Young reviewed the site details concerning zoning, existing site conditions and proposed structures, utility accesses, proposed roadway improvements, generalities of the floodplain restoration, exclusion of the Enterprise Zone which is not a part of the Master Plan but represented on the plan for context and the extensive trail system that will be place on both the West and East side of the project.

Mr. Brightbill explained who, what and why Penn State has chosen this location in Lancaster County.

Mr. Webb outlined the conceptual ideas of what the hospital may look like and how the design will work with the lay of the land and the user functionality on the site. Also viewed was the potential street scape although the final design is far from complete.

#### Responses to Board Comments:

Mr. O'Brien noted that the site (both sides) has approximately 110 acres with approximately 20 acres in the floodplain.

Attorney Stanley indicated that they are in the process of finalizing the scope of the Traffic Impact Study but preliminary analysis indicates that on Harrisburg Pike on the east side of the site will be one right in/right out. On the west side, two access points on Harrisburg Pike, one right in/right out and the other, nearest the western border will be an emergency vehicle access point. The goal will be to keep traffic flowing on Harrisburg Pike.

Mr. Brightbill explained that the current site plan presented on the Master Plan is generally accurate in terms of the sighting of the Emergency Room, the Parking Facility and the Main Entrance. He added Penn State is still working through service details but generally feels it will be between 100-144 beds. He believes there will be an estimated 25 ambulances per day with many of those being transport rather than emergencies. The custom would be that sirens/lights would be turned off as they approach the hospital. The Emergency Room would be facing Harrisburg Pike with separation from the main entrance fronting on State Road.

#### Resident Comments:

Immo Sulyok on behalf of James Keener expressed concern regarding the visual impact of the facility and questioned if Penn State could commit to the use of materials to soften that impact to existing residents. Mr. Webb noted that his firm has only begun the initial design of the facility but visual impact is something that is considered as the design moves forward. Mr. O'Brien confirmed

that Penn State did purchase the west side land tract. Mr. Sulyok questioned and Attorney Stanley confirmed, that geotechnical monitoring is being done on the west side.

Mark Goncalves suggested moving the Emergency Room to the northern end to mitigate neighborhood disruption. Mr. Webb noted the limited emergency response per day and that the primary driver of traffic is the medical building so it is the better scenario to have the main entrance at a controlled intersection, State Road. Mr. Goncalves also desired clarification on the heliport. Mr. Brightbill noted the decision has not yet been made but if a heliport is built, he foresees very minimal use since the emergency room will not have a designated trauma level. Lastly, Mr. Goncalves questioned why a full onsite floodplain restoration of the Swarr Run is not being proposed since there is existing flooding even after the Conservancy portion (center of the site) of the site was already restored. Mr. Young and Mr. O'Brien explained that the Conservancy portion of the site can't be touched but improvements are proposed for upstream and downstream of that restoration project which should improve the flow of water through the site. He also expressed concern about the safety of the school bus stop and feels there is room for a bicycle path on Harrisburg Pike.

Colleen Jacobsen digested and accepts the scope of the Master Plan as she saw the presentation at the Planning Commission meeting. She did however desire to note the payment in lieu of tax discussion that needs to occur with Penn State, the possibility of a 3<sup>rd</sup> turning lane for Harrisburg Pike and the coordination of the traffic signals in the area to allow flow of traffic.

Craig Schnellli feels there should be bike lanes in both directions of Harrisburg Pike.

Jim Orgass provided a memo to the Board which expressed nine concerns. Mr. Brubaker pointed out that many of those listed would be addressed through the land development process. Specifically, Mr. Orgass explained his concern about the access and impact of emergency vehicles, the presence of a heliport and the questionable mature landscaping depicted in the presentation this evening.

Motion by Mr. Russell, seconded by Mr. Bennett and unanimously carried to *accept* the State Road Investors Master Plan as presented, subject to all staff and engineer comments and as discussed, this evening.

#### **18-04.05 – Traditions of America Preliminary Plan**

Greg Adleman, Traditions of America presented the preliminary plan, 208 singles, 82 duplexes and one club house with 160 of those singles in East Hempfield Township. The site will be developed in 3 phases moving from Miller Road across the property. Most engineering comments have been addressed with the exception of the recreation facilities fee. What is being proposed to address this issue is the clubhouse facility that will include a pool, tennis courts and other recreation amenities (\$2-\$3 million), 1.65 miles of paved trail (\$300,000) which will be open to the public, and 37 acres of open space (19 acres are unencumbered).

Mr. Adleman confirmed the trail will be a 12-foot wide easement with an 8-foot wide paved surface. Mr. Adleman assured the Board that the construction equipment would be diverted away from occupied residences as much as possible.

Colleen Jacobsen desired to see no overflow parking signage in the neighboring development due to the restricted no-parking within the TOA development. She also expressed concern about the width of the roadway and if there would be a problem with emergency access if there was a vehicle parked illegally.

Stan Porter thanked the Board for the continued support of riparian buffers and extended trail systems. Mr. Porter also would encourage the developer to improve the existing riparian buffers and that the trail be extended closer to the stream and off the property to allow for ease of access. Mr. Adleman outlined the location of the trail system, noting it would be open to the public. He added that the riparian buffer setback will remain undisturbed and is not required to be improved under the Township regulations. Mr. Porter desired to see trail extensions off the property.

Mrs. Schweitzer questioned the fee in lieu condition outlined in the DM/A letter. Mr. Adleman indicated that it is the position of the developer they have satisfied the requirements of recreation facilities based on the prior discussion outlined above. Staff would prefer if that conditions remain outstanding to allow further discussion with the developer.

### **Waivers & Modifications**

Motion by Mr. Bennett, seconded by Mr. Russell and unanimously carried to **approve** requests #2 through #9, #11, and #12 and conditional approval of requests #1 and #10 subject to staff engineering comments and recommendations.

### **Preliminary Plan**

Motion by Mr. Russell, seconded by Mr. LeFevre and unanimously carried to **approve** the Traditions of America Preliminary Plan, Township File #18-04.05, conditioned on resolution of all outstanding staff and engineering comments, within 90 days of plan approval, unless extended by the Board for cause shown, or plan approval will be null and void.

### **18-04.06 – Traditions of America Phase 1 Final Plan – Final Plan**

Motioned by Mr. LeFevre, seconded by Mr. Bennett to **approve** the Traditions of America Phase 1 Final Plan, Township File #18-04.06, conditioned on resolution of all outstanding staff and engineering comments, within 90 days of plan approval, unless extended by the Board for cause shown, or plan approval will be null and void.

### **Ordinance #2019-10 – Traffic Commission membership**

Motioned by Mr. Russell, seconded by Mr. LeFevre to **adopt** Ordinance #2019-10, an ordinance amending the code of the Township of East Hempfield by revising the structure of the Traffic Commission.

### **Traffic Commission-Scott Russell**

Motioned by Mr. Bennett, seconded by Mr. LeFevre and carried by a vote of 3-0-1 (Mr. Russell abstaining) to **accept** Mr. Russell's resignation from the Traffic Commission. Mr. Bennett will be

taking Mr. Russell's position on the Traffic Commission and Mr. Russell will be taking Mr. Bennett's position on the Public Works Working Group.

**Old Business** – none

**New Business** – none

**Manager's report** - Mrs. Schweitzer provided and reviewed her written report.

**Public Comment** (residents or tax payers of East Hempfield Township only)

Megan Connell questioned the status of the condition of the guardrail along Marietta Avenue. PennDOT will be contacted regarding the status of repairs.

Colleen Jacobsen questioned the status of the Horse Barn for Transportation draft ordinance. She desired to note that a fence is required but suggested that the adjoining property should also have to erect a fence to provide a safe distance from an animal or property damage.

**Adjournment**

By unanimous consent of the Board, Chairman Brubaker adjourned the meeting at 8:42pm.

Respectfully submitted,

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Cindy A. Schweitzer, Township Manager/Secretary