

Watts Township
November 7, 2018

Present: Secretary Nancy Cangoli, Chairman Karl Raudensky, Supervisor Dr. Pat Gutheil, Supervisor Glenn Smithgall was absent, Zoning Officer Bob Hart, Solicitor Fenicle and 14 residents, Attorney Molly Gorby from RHP Law Group.

The Watts Township Board of Supervisors met November 7, 2018 at 6:00 p.m. at the Watts-Buffalo Community Center for the purpose of a public hearing on the proposed Zoning Ordinance and Zoning Map amendment for Arthur Bruaw Jr. changing 54.89 acres along RT 11/15 and Motter Road from R-1 Low Density Residential to C-1 Commercial.

Chairman Raudensky called the public hearing to order with the Pledge of Allegiance and turned the hearing over to Solicitor Fenicle. Solicitor Fenicle stated the Perry County Planning Commission reviewed the matter on August 15, 2018 and by letter recommends the entire area should not be rezoned. The Watts Township Planning Commission reviewed the request on September 12, 2018 and voted to recommend that the zoning map be changed but only for part of the 54.89 acres. The hearing has been advertised properly and the purpose of this hearing is to take public comment on the petition.

Attorney Gorby stated that rezoning only a portion it is not enough for what the vision of the plans are for this property. Storage units are being proposed. They want the entire tract rezoned to Commercial. Solicitor Fenicle asked for public comment.

Ralph Rudy commented that the property is all over 37% slope and can't be changed to commercial. It takes special permits and designs to develop the property and there are no plans to review. Bob Mazzero commented that when the Planning Commission looked at it, their thinking was the reason they want the whole piece is to put a commercial warehouse in which would impact the residential properties. They recommended approving 500 ft for Commercial development and to ask for more is excessive. Solicitor Fenicle noted that any time a rezoning is done that would allow anything under the ordinance in the commercial zoning district to be placed in there and is not restricted to any one use.

Attorney Gorby stated this is a permitted use and are only asking for the zoning to be changed to Commercial. Anything that would be put in there would need a land development plan submitted and would have to have appropriate buffering and that type of thing.

Brian Reifsnnyder commented that Section 415 of the Zoning Ordinance specifically states about what has to be done if the grade is greater than 25% and the grade is greater than 25%. There is no plan submitted for this to be reviewed. There was no discussion about the road usage on Motter Rd and what is the impact? He doesn't agree this should be done without more information.

Arthur Bruaw commented he wants to put storage units down by the highway which wouldn't have any effect on anybody up the road. There would be another road going off Motter Rd to the warehouse. He proposed who ever built the warehouse would have to replace Motter Rd and widen it at their expense. He doesn't have anyone in mind at this time. It would save the township a lot of money to have them put the road in instead of increasing taxes. He believes it would be a benefit to the township.

Russ Clouser commented he agrees with progress but to rezone before knowing what is going in there, he disagrees with that.

John Heffenfinger commented that what he is listening to its all speculation without a plan.

Bob Hart commented as a resident that in his review of the C1-Commercial what they want to do is permitted however there are at least 6 new standards that handle problems that may arise. Parking, lighting, access roads, landscaping, the whole south side of the property is residential and 35' is needed for a barrier for illumination, 10' of a planted vegetation barrier and there are additional safeguards and conditions that could be added with a land development plan. He believes that rezoning the whole property to C-1 is impractical for all parties involved and would like to see the property along the highway changed to C-2.

Attorney Gorby reiterated that they are only asking for the land to be rezoned to commercial so that Mr. Bruaw can actually go out and entice and bring in that type of business to this area.

Bob Mazzero commented that it seems almost universal with the people in the township that they are ok with commercial on the commercial strip around 11/15 but generally people are concerned with commercial creeping back into the rural township and that is the reason why the Planning Commission decided to be more generous with the storage sheds but not at this time recommend to the Supervisors to have the warehouse. People who bought the homes in that area did not anticipate a warehouse with trucks, lights and noise that would occur even with the barriers.

Art Bruaw commented that a wall would be facing the homes and the truck traffic would be on the inside area which would not affect the residents at all. He thinks it would be for the better of everybody.

With no other public comment the hearing was closed at 6:24 p.m. and the regular meeting was called to order by Chairman Raudesny.

A motion was made to approve the minutes as read for October 3, 2018; Gutheil/Raudensky. Motion carried.

A motion was made to approve the minutes as read for October 17, 2018; Raudensky/Gutheil. Motion carried.

SECRETARY

4 Right to know have been submitted. 5 previous requests were fulfilled.

SOLICITOR

Nothing new to report

ZONING OFFICER

No permits were issued. A complaint was received today regarding chicken and ducks at the District Justices office, Bob will look into it tomorrow.

ENGINEER

In Jerry Spease's absence Nancy reported he is still working on the GP for Morris Rd. He is still trying to make contact with Chad Sheaffer regarding Keller's Auto Body Land Development plan. There was a meeting with Scott Spearing at his property a resolution is being worked on.

FIRE COMPANY

Joe Baker submitted their 990 tax return for 2017. No monthly report was submitted.

UNFINISHED BUSINESS

Status of SALDO-The Planning Commission is working on again
Act 537 Plan-Plan was withdrawn but needs to be resubmitted by March 2019 per DEP.

NEW BUSINESS

The Inter-Municipal Cooperation Agreement for the Eastern Perry County Emergency Management Agency was presented to the Board for their review for a decision at their December meeting. Tim Moench and Solicitor Dave Jones drafted the document. A copy was given to Solicitor Fenicle for his review. A copy was also given to Joe Baker for the fire company to review.

A motion was made to put Mr. Bruaw’s request for the rezoning on the December agenda; Gutheil/Raudensky. Motion carried.

ROAD MASTER

Work is going to start on the bridge, pipe has been gotten. The plows are ready to go. A used plow was purchased in Saxton. Everything else is working along pretty good. Brian Reifsnnyder asked if an estimate was ever gotten to repair the old plows. Karl answered to repair the fisher plow was about \$4,500 the new plow was \$6,300. He has been shopping to save money.

PLANNING COMMISSION

Work continues on the SALDO. Minutes from the October 10, 2018 meeting have been submitted

<u>Plan</u>	<u>Date Submit</u>	<u>Date Approve/Disapprove</u>
Keller Auto Body	5/10/17	Conditional 6/7/17

PUBLIC COMMENT

Shawn asked when line painting will be done. Nancy spoke with Alpha Space Control who stated that due to the inclement weather all summer there are approximately 60 townships on their list. Karl stated if it can’t be done this year he will put spotters in the center.

Brian Reifsnnyder asked what the deficit for 2019 is and what the plan is to resolve it for next year. Nancy replied approximately \$18,865. Karl stated not as much stuff will be done next year. Things that haven’t been done for years got done this year.

Russ Clouser asked about the EADS Group invoice for \$9,694.67. This is for the additional work they had to do for the responses to the letters that were submitted. They had to change the language in the actual plan to reflect the 5 year pump out cycle the township wanted.

Sally Lewis asked why the pump out ordinance stating the 5 year cycle was submitted to DEP.

Bob Mazzero replied that Stu from the EADS Group stated he had to and he did per Bethany Sweger. Stu told Nancy he did not do that however. Discussion continued on the situation.

A motion was made to pay the bills with the exception of the EADS Group and any bills that come due before the next meeting; Gutheil/Raudensky. Motion carried.

Brian Reifsnnyder requested that the 2017 and 2018 budget be posted on the website.

A motion was made to adjourn the meeting at 7:10 p.m.; Raudensky/Gutheil. Motion carried.

Respectfully submitted
Nancy Cangioli
Secretary