

**MINUTES
UPPER ALLEN TOWNSHIP
BOARD OF COMMISSIONERS – 6:30 P.M.
OCTOBER 19, 2022**

COMMISSIONERS

Kenneth M. Martin, President
Richard A. Castranio, Jr., Vice President
Virginia M. Anderson, Assistant Secretary
James G. Cochran, Assistant Secretary
Jeffrey M. Walter, Assistant Secretary

TOWNSHIP OFFICIALS

Scott Fraser, Township Manager
Kelly Palmer, Assistant Manager
Andy Parsons, Chief of Police
Jennifer Boyer, Staff Planner
Barry Cupp, Sewer Dept. Manager
J. Stephen Feinour, Solicitor
Jason Reichard, Engineer
Tom Shumberger, Fire Chief

CALL TO ORDER

President Martin called the October 19, 2022, Board of Commissioners meeting to order at 6:32 p.m. A moment of silence was observed, and The Pledge of Allegiance was recited by all. Roll Call was taken by Mr. Fraser.

PRESIDENT'S ANNOUNCEMENTS

Prior to this meeting, we had an executive session to get legal advice from our solicitor. No action was taken.

CONSIDERATION/APPROVAL OF MEETING MINUTES

Commissioner Cochran made a **MOTION** to approve the Minutes of the September 21, 2022, Board of Commissioners meeting, **SECONDED** by Commissioner Anderson. The motion carried unanimously.

Commissioner Anderson a made **MOTION** to approve the Minutes of the Special Meeting of September 28, 2022, at which we discussed the Grantham Road Sidewalk Feasibility Study, **SECONDED** by Commissioner Cochran. The motion carried unanimously.

CONSENT AGENDA

Commissioner Anderson made a **MOTION** to approve the Consent Agenda as follows, **SECONDED** by Commissioner Cochran. The motion carried unanimously.

Consideration/Approval of Staff Reports
Consideration/Approval of Bills in the Amount of \$1,249,210.16

Vice President Castranio gave kudos to the Ryan Reed in the sewer department. He helped a homeowner and was spoken highly of.

PUBLIC SAFETY COMMITTEE

POLICE DEPARTMENT UPDATE

Chief Parsons shared that he has a quarterly report. Ten-hour shifts have been proposed and it was reviewed by Attorney Miller. They respectfully ask that it be passed in early 2023. That will be in the November agenda.

FIRE DEPARTMENT UPDATE

Chief Shumberger shared that there are PR events coming up.

PLANNING AND ZONING COMMITTEE

CONSIDERATION/ACTION TO RE-APPROVE A LAND DEVELOPMENT PLAN FOR MODWASH, UAT FILE # 21-11-29

Ms. Boyer shared that a land development plan had been conditionally approved by the Board of Commissioners on March 16, 2022. They had to satisfy all conditions and record the plan within 180 days of written approval or else the plan was deemed disapproved. That time period expired on September 14, 2022, at that time the plans were not completed and recorded and so in contact with the developer, they are coming before the Board of Commissioners tonight to ask for reapproval of the plan so it can be recorded.

President Martin said there was a petition presented and we have that. We have heard from various groups. He said we have an opportunity to pause and look at other conditions that may have changed. He said he knows that traffic is an issue that has been suggested and discussed, so we do have an opportunity to require the applicant to do an official traffic study and he wants everyone to be aware that it is an option that we have.

Alejandro Quintano, of 736 Cherry Street, Chatanooga Tennessee, 37402, is with Hutton Development and is representing ModWash. He said they missed the deadline and are asking for an extension. Everything is now ready to go. President Martin asked him if he was aware of the deadline at the time it was approved. Mr. Quintano said he was. President Martin said that proceeding of the actual construction process is independent of land development approval and recording.

Robert Staiger, of 796 Cottage Brook Lane, Grantham, shared that he is managing partner of Capital City Carwash. He requested that the Township Commissioners require ModWash do a PennDOT review traffic study. If PennDOT cannot provide that for the reason that this site's ingress and egress are on Kim Acres Drive, a Township road, then he asked that the Township require the most complete and comprehensive study to PennDOT standards so we can get a better understanding the impact of this wash will have on Market Street 114 along with Kim Acres Drive and the intersections were they meet. He said that further consideration should be given to the traffic that will end up on Kim Acres Drive and the other neighborhood streets of Kim Acres as people work to avoid potential traffic problems. The traffic study needs to be shared with PennDOT so they have the opportunity to see if this would adversely affect the Route 15 North and Southbound on and off ramps.

He said that the proposed wash will have the Township believe that none of this will be an issue. He said the traffic study was far from thorough. ModWash would have you believe that they would do 15,000 cars a year but in reality, it is 120,000 a year. He stated that there were people in attendance tonight asking for the Township to do a “do over.”

Tim Glessner, of 2198 Spring Run Drive, shared his concerns about traffic. He shared math stating that it would be 35,000 cars per year. He said it would be increasingly dangerous to cross the street. He is also concerned about a pervious area. Mr. Glessner said it will increase runoff and the powerline that runs behind his house is getting worse over the years. He said a heavy thunderstorm creates a river of water running across most of the power line. It gets worse and worse as things are built on the corner and he is not sure what planning is to be done with the stormwater but thinks this could add to it.

Jim McDonald, of 2722 Mill Road, Grantham, shared that he is concerned about traffic. He suggested the Commissioners reach out to their peers at PSATC (Pennsylvania State Association of Township Commissioners) or PSATS (Pennsylvania State Association of Township Supervisors) and ask them what kind of traffic impact they have experienced installation of an express carwash.

Louann Glessner, of 2198 Spring Run Drive, shared that she works maintenance at St. Elizabeth Anne Seton. She wanted to know how they will address the light pollution. President Martin said there are light standards with the plan. She said she has a degree in horticulture and wanted to know what kind of screening they are going to put up. She said there are not any plants that will grow tall enough that will not get too wide to overcome the sidewalks. She said there is water drainage on the powerline and there are mosquitos there. She said you will not be able to walk on the sidewalks that were just installed.

Lauren Nettles, of 117 Kim Acres Drive, said she is not in support due to the noise, eyesore and light pollution at night. She said this is a residential street and she was frustrated that she did not hear about this until they were tearing down the bank and that was annoying. This is her first opportunity to offer opposition. Ms. Nettles shared that people speed on the road, especially after dark and it is already out of control and unchecked. She has a solution. She said we can put something else there, something that is more pleasant and that will benefit the community better than a carwash that is going to put out a whole bunch of polluting soap and use up a whole bunch of our water. She suggested a community garden. President Martin said that regarding alternative uses, there are probably many good uses, but the land is owned and deeded to a developer, individual or company and so it is not up to this Board or you as a citizen in terms of alternative uses, it would have to be something that the owners of that property are interested in doing. He did not suggest she had a bad idea, just wanted to make clear that she was suggesting something out of the purview of the Board. Commissioner Cochran asked Chief Parsons if we have not run a traffic study on Kim Acres and if we have not run one lately to do so.

Faith Smith, of 113 Kim Acres Drive, shared that the 25 mile an hour speed limit is not followed. She asked if solar powered signs could be installed to get people’s attention. She is surprised to hear there was a carwash going in. She said she has children who like to ride their bikes and scooters down those roads. She is concerned about traffic. She went to change.org and asked her neighbors if they would sign to see who wants a carwash and does not want a carwash since there is one right across the street. There are four extra signatures from the time she printed it at 6 p.m., but there are over 100 signatures in 48 hours. She said that we as residents do not want this inside of our

development. She shared a copy to the Board Secretary.

Greg Haas, of 101 Nittany Drive, is right across the street from Spring Run Park. He said the issue is traffic and watershed. He said that everything is a funnel that goes down on his house, whether it is the curbs, sidewalks or asphalt the Township put in, because water cannot seep in. He said with a carwash and JoJo's expansion, everything from Market Street to the Catholic Church, where the Chick fil A is proposed to go in and even this Township building drains underneath 114 and the watershed goes down there. He said Messiah Village (Lifeways) got an extension to build there as well. He said everything backs up and the only thing that has not been done is nothing on Spring Run has been taken care of. He knows that rocks went in on the upper end and the park was redone, but however, at the park, the creek has never been dry this long. He asked with the carwash they want to put in, how much blacktop is it going to take and where is the runoff going to go for that. He said he assumes it is still in the Township plans that they want to be able to go on a sidewalk anywhere in Mechanicsburg, so sidewalks and curbs are going to go in. This will not allow the water to shed off the roads. It will funnel down the bottom of the street. Where he lives, a storm drain needs to be put in his backyard, so it drains. He has mosquitos. Mr. Haas said the water company came to him two years ago and asked him how long the water has been sitting in his backyard. They said it was a waterline that was broken from the top of the street and that is a lot of water to fill his backyard for two years. He said there has to be a study on that. He also spent \$14,000 putting a French drain inside. All the people on Spring Run, they have trouble and all we are doing is adding more fuel to the fire. He said he knows we need to do a traffic survey, but he wants to know what we are going to do for the people that live along there. Are we going to put a bond insurance there? He said he called for flood insurance, and it would cost him \$2,000 that would only cover his water heater and his fuse box. It does not cover flooring or drywall. He has seen the water go over Spring Run and into the park. The park may be able to handle it, but he is not sure all the way up to Pizza Town is going to be able to handle it. President Martin asked our Engineer, Jason Reichard, to make arrangements to visit Mr. Haas.

Scott Staiger, of 400 N. Front Street, Wormleysburg, said that he was Robert Staiger's brother who spoke earlier in the night. He shared that he was the one who tried to bring Chick fil A to Camp Hill. He gave statistics on express wash companies and the number of vehicles they put through. He suggested it was 700 to 1100 cars a day. Mr. Staiger said you have about 250 wash days a year, compressing the average daily down. He said the industry recognized 32% of washes are in winter, 18% in summer, 25% are in the fall and spring and then you have daylight patterns with 38 % on Saturdays. He said that is 1500 cars on a Saturday going in and out on Kim Acres Drive - one car every 30 seconds.

Ms. Boyer shared that The Institute of Transportation Engineers' (ITE) Trip Generation modeling only recently updated its data to include automated carwash as a use. However, the data is limited and does not contain data for weekday 24 hours and weekday AM peak hours. The ITE data does not accurately account for Saturdays, showing much less than actual counts in other reports. According to the traffic engineer, ModWash can submit transaction data. PennDOT has accepted transaction data in lieu of traffic counts.

Commissioner Anderson said she received a list of places in Pennsylvania where there are already ModWash car washes. She said she was curious to see that she is familiar with three of the places and they are all on major highways and this location would not be. She said she found this interesting and thinks we need a very strong traffic study done as she is concerned after seeing the

list of locations.

Commissioner Walter made a **MOTION** to table action on the ModWash plan until the applicant can provide an updated trip generation analysis providing am peak hour trips, pm peak hour trips, Saturday mid-peak hour trips and weekday average daily trips. Transaction data from another ModWash site can be used for weekday and Saturday peak trip data. ITE estimates or transaction data can be used for PM/peak hour trips. If the average daily traffic volume is 250 trips or more, a complete traffic impact report must be submitted in accordance with section 220-3.7.F of the Township's subdivision land development ordinance. The full limit and depth of the study shall be determined by our traffic engineer, and he will have all of the information made available from tonight's meeting while he is reviewing his criteria, **SECONDED** by Commissioner Cochran. The motion passed unanimously.

Scott Staiger suggested one adjustment to the proposed one is that they count if they are using ModWash ones, that they count mature ones, that have been in business three years or longer or other ones along that line.

President Martin said that for those who said they were not aware this is happening, agendas are always posted on the Township website, and you can view plans online.

AUTHORIZATION TO SCHEDULE A PUBLIC HEARING FOR TRANSFER OF A LIQUOR LICENSE TO 1100 GRANTHAM ROAD

On October 13, 2022, the Township received a request to consider the transfer of a liquor license to The Willows at Ashcombe Mansion at 1100 Grantham Road. The Willows at Ashcombe Mansion currently operates as a special event venue.

The township must hold at least one public hearing to afford residents an opportunity to provide comments and recommendations. The Board has 45-days to render a decision to either approve or deny the transfer request, or until November 27, 2022.

The next step is to schedule a public hearing date, pursuant to public notice. The following table represents a review period timeline for the above-referenced request.

PLAN REVIEW PERIOD	CURRENT DATES
Application Date	10/13/22
BOC meeting to discuss request and authorize advertisement of a public hearing	10/19/22
BOC Public Hearing Date (1 hearing required). Hearing date must be advertised for two consecutive weeks prior to the hearing.	11/16/22
Last Available BOC Meeting to Take Action	11/16/22
BOC Decision End Date (within 45 days of request)	11/27/22

Following the close of the public hearing, the Township must render a decision by ordinance or resolution approving or disapproving the Applicant's request. The resolution must state the name of the applicant, the address to which the license is being transferred, the license number, the name of the seller, as well as the date, time, and place of the public hearing.

To be afforded enough time to advertise the hearing for two consecutive weeks, staff suggests a public hearing date of Wednesday, November 16, 2022. The hearing could begin at 6:30 p.m. Following the conclusion of the public hearing, the regularly scheduled Board meeting could then begin. If the Board feels it may need more time to receive testimony, a hearing could be scheduled on another day after November 7th.

Commissioner Anderson made a **MOTION** to authorize staff to advertise a public hearing to be held on November 16th at 6:30 p.m., to discuss a resolution to approve the transfer of a Liquor License into the Township. The Board shall hear testimony during the Public Hearing. Following the close of the public hearing, the Board of Commissioners' meeting can commence, and the Board can consider acting to either approve or disapprove the proposed resolution, **SECONDED** by Commissioner Walter. The motion passed unanimously.

Vice President Castranio asked if this is allowable under what they were doing before as they came in under a special occasion facility. Ms. Boyer said yes, they did amend the zoning for special occasion facilities. They are allowed to operate a commercial kitchen and restaurant at that facility and this is to complement the existing facility. Mr. Fraser shared that the attorney for the applicant, Barbara Darkes, of McNees, Wallace and Nurick, is here tonight if the Commissioners have any questions. Ms. Darkes said they did some more interior build-out with a full commercial kitchen in place. They plan to have some dining when they are not holding special events. Breakfast and Lunch in the mansion itself.

Vice President Castranio said that while they are preparing for the hearing, there have been numerous complaints about the noise. That might come up in the hearing, so you may want to prepare for that. Ms. Darkes said they have taken measures to abate that, but they will be prepared for that.

Planning commission scheduled for Monday, October 31 at 7pm.

Commissioner Cochran asked what approvals JoJo's got from the Zoning Hearing Board. Ms. Boyer said they were approved, and she will send out a written notice to the Commissioners regarding what was approved and what was not. Commissioner Anderson mentioned they were also inquiring about adding a building and outdoor seating area.

SANITARY SEWER SYSTEM

There were no items for discussion.

PUBLIC IMPROVEMENTS COMMITTEE

CONSIDERATION OF ASHCOMBE PRD/WEST GRANTHAM STORMWATER PIPE REPLACEMENT

A 300' stretch of 36" stormwater pipe that is located in the right of way of West Grantham Road serving Ashcombe PRD has been damaged and requires replacement. The pipe appears to be crushed in certain stretches and is causing damage to West Grantham Road. Based on approved and submitted plans, the Home Owners Association of Ashcombe PRD is responsible for the pipe and its

maintenance. Due to the location of the pipe (PennDOT right of way) the Township would be responsible for ensuring the repairs are made and that proper permits are acquired.

This issue has been discussed in Public Improvement/Stormwater Improvement Committee Meetings and Township Representatives have met with residents to discuss the issue. Through onsite visits and conversations with staff, it was determined that the Township could do this job with available labor and equipment. Staff has worked out an estimate of \$35,029.92, of which \$26,300 was related to materials (pipe, stone, and binder). It is estimated the job would take one week and should be completed prior to mid-November based on current scheduling. **(Updated price of \$30,029.92 for the total project)**

Mr. Fraser shared that the high-density polyethylene pipe for the project has been acquired (we have received 100 feet to date) and the permit application has been submitted to PennDOT. The plan is to do at least 100 feet along Grantham Road, fix the dip there and pave before the end of the hot mix paving season. The Township is in the position to offer limited financing to the HOA at the same rate as the Township receives in our checking accounts. The loan should be limited to 3 years or less.

Commissioner Cochran gave background on the issue. He shared that the Ashcombe development was put in place and the records are not the best. The Township records do not agree with what the county has. We do agree that the intent of the developer at that time appears to have been to set this facility up so that when they developed in Monroe Township, they could use that same stormwater facility and would in fact take it over at that time. That development did not occur, and it still sets out there. The Township runs street water into this pipe to collect stormwater and get it off our street. The pipe runs down along Grantham Road, and has collapsed in a section, we think it was when PennDOT was working on it. Technically it would be the PRD's expense by one set of books and ours by another set of books. We agree to share the cost. The whole thing will disappear if the development of that cornfield in Monroe ever happens because both sets of books agree that when that happens, all responsibility moves over, and it becomes part of that new Monroe development. It is a rather odd situation. Someone has pre-built stormwater for a development that is outside of our township. Done with the promise of taking it over when they develop in the other township. At our last meeting, we talked about a 60/40 split where the PRD would pick up 60% and the Township would pick up 40%. The Homeowner's Association has some unique rules where they cannot retain a balance above a certain number so it cannot really pay its piece in one fell swoop, so the Township has agreed to give them a couple years to pay us back.

Melissa Straus, of 5 Kower Court, asked to clarify that the cost is \$30,000. Mr. Fraser said that was correct. Ms. Straus is the President of the Homeowners Association. He clarified that we are going to put in the 100 feet that we have now and then put the rest in to meet the PennDOT spec. Ms. Straus asked how long it would take. Mr. Fraser said it will be done in two days. The Township has signed contracts and orders in for the remainder. We are only about 1.5 weeks out. We submitted PennDOT permit a week ago. We already did the PA One Call. The only concern we have right now is that there is a gas line in that area and if it is anywhere near, we will have to make some other arrangements, but we do not think so. We will wait until they mark it. There will be no additional cost to the HOA.

Commissioner Cochran said the labor is all township labor so there is no staging cost, so the fact that we are doing it in two steps does not add to the cost. President Martin said that hopefully it will all

get done this fall, but we want to make sure. Regarding any additional expenses, Mr. Fraser said anything that is underneath the pipe would have been our expense anyway. We will take care of it. Ms. Straus asked if there will be a written contract proposal. Mr. Fraser said yes. The loan interest amount will be based off what the Township's current holdings amounts which he thinks is less than 2% at this point. The idea being that the Township does not lose any money that it would have made on the money that is sitting.

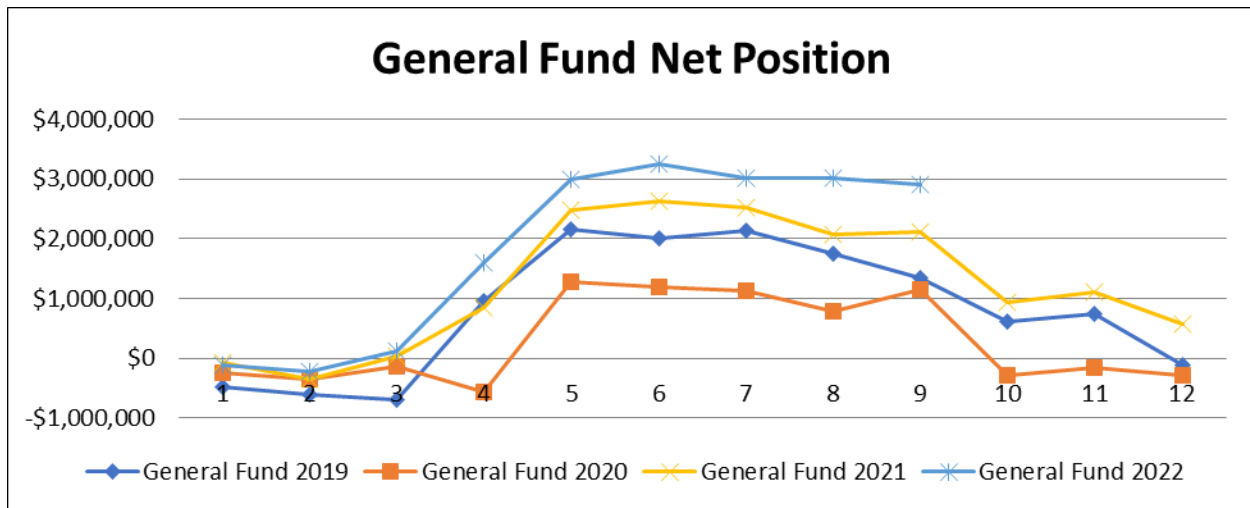
Commissioner Cochran made a **MOTION** to authorize the appropriate Township personnel to proceed with scheduling to complete this stormwater project prior to the end of November 2022. Additionally, it is recommended that the BOC authorize the appropriate Township staff to enter into an agreement with the Ashcombe PRD HOA for shared project costs at a 60/40 split related to the West Grantham Road Stormwater Pipe Replacement Project. The price of the stormwater replacement should not exceed \$30, 029. 92. **SECONDED** by Commissioner Anderson. Vice President Castranio shared that he would be abstaining from voting as he lives in the PRD. The motion passed unanimously.

ADMINISTRATION COMMITTEE

BUDGET UPDATE

Kelly Palmer presented the Budget Update.

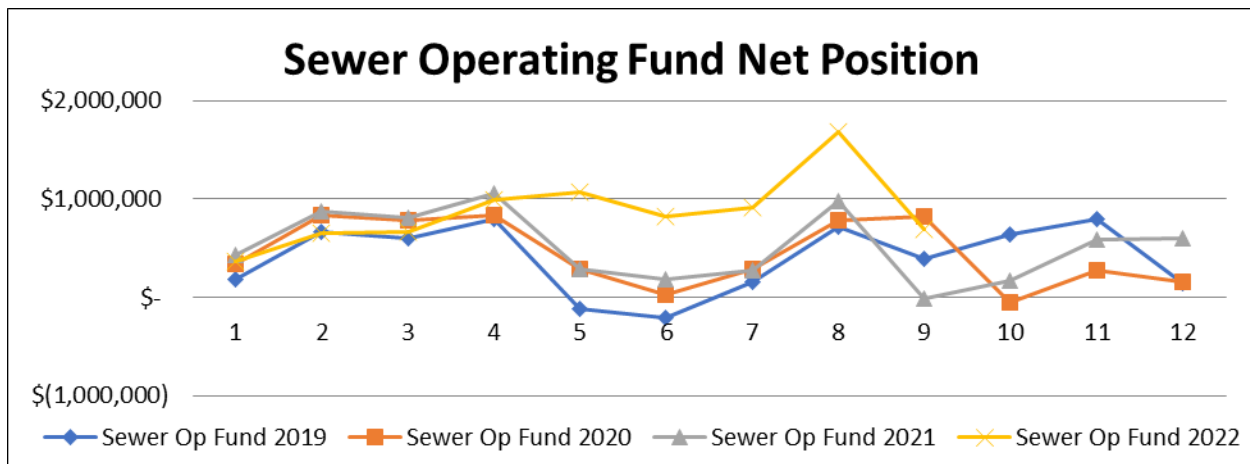
The information presented in this report is based on historical numbers generated in 2019, 2020, 2021 and year to date 2022. In this report she focused on the two main operating funds (General and Sewer Operating).



At the end of September, General Fund Expenditures (all expenditures plus transfers) of \$1,372,067 exceed General Fund Revenues of \$1,279,551 by \$92,516. This matches prior years trends with the exception of September 2021. 2022 is still exceeding net position for 3 out of the last 3 years. Revenues in September were mostly made up of local enabling taxes (Real Estate Transfer Taxes, Earned Income Taxes, and Local Service Taxes) state pension contributions, and state pass through

money related to Foreign Fire Insurance Premiums. Building permits are still on the rise. Most expenses are personnel related. Additionally, a large scheduled debt service payment was made.

Overall revenue and expenditure positions in September 2022 are \$9,535,232 (an increase of 10% compared to 2021) and \$6,618,225 (an increase of 2% compared to 2021) respectively. Most of the difference is attributed revenue in our local enabling tax categories. Earned Income is being collected at the highest level it's ever been county wide. Additionally, Expenditures remain pretty much level when compared to previous years.



The Sewer Operating Fund net position dropped in September, with total position continuing its net surplus in the amount of \$689K. The decrease in position was expected and consistent with previous years trends as it is a lull period in sewer rental collections. Most of the revenues collected were sewer rentals.

Most of the September expenditures were personnel related and a large scheduled debt service payment.

At the close of the 3rd quarter, the Township expenditures are being managed within budgetary constraints. None of Upper Allen Township's Funds are currently in risk of operating in a deficit.

PARK AND RECREATION COMMITTEE

AUTHORIZATION TO ADVERTISE FOR BIDS FOR DEMOLITION OF THE 1215 MCCORMICK ROAD 2-STORY RESIDENTIAL STRUCTURE, CARRIAGE HOUSE, POOL AND SMALL LIVING QUARTERS

Request permission to advertise for the demolition of the 1215 McCormick Road 2-story residential structure, carriage house, pool and small living quarters. Sealed bids will be received online via the PennBid Program by Upper Allen Township, Cumberland County, Pennsylvania until 10:00 a.m., Thursday, November 10, 2022. The bids will be publicly opened and read electronically, via PennBid's website, at 10:00 a.m., (prevailing time), same date.

President Martin said we have gone through a series of planning that involves citizens, sport groups, planning commission, park and rec board and others. He said it is his impression that the Township was pretty comprehensive in trying to gather information, opinions and inputs with the help of Derck

& Edson, a professional land planning firm. It was discussed at many meetings, forums and special opportunities to talk about the future of the farm and this Board is committed to maintaining open space and would like to suggest that the fact that the Township bought the farm and are hoping to use it for recreation and/or other like activities is an effort to try to preserve that open space. We recognized that McCormick is a very narrow rural road and should not have to accommodate a lot more traffic if possible, so because we had frontage on Lisburn Road, the access to the property will be from that vantage point which should take off extra traffic on McCormick Road. We have looked at saving some of the outbuildings and improvements on that property, we certainly have had other people look at the home from hazardous wastes that are lead and asbestos, also things like some of the historic features of the house which we all know was added onto several times. It is not historic as it was originally built. We even went through a process at the suggestion of some of the neighbors and suggested that we had an opportunity to dismantle and relocate and/or move the house. He would like to compliment this Board on what he thinks was a slow and deliberate process to try to see how the Township can move forward utilizing that property for the benefit of the Township residents and at the same time not make rash, pre-determined decisions and so we are at a point where tonight, we do have on the agenda an authorization to advertise for bids to demolish the house at 1215 McCormick Road, the 2-story residential structure, the carriage house, the pool and the small living quarters. Before we take action, we have some of our residents who are here to talk. That is open and invited. President Martin suggested that people come forward, state their name and address and give us their input. He suggested that if you are a successor speaker and a previous speaker has given the input, you can say ditto or amplify it. He shared that he was contacted by one resident who has another commitment tonight and he agreed that he could speak first.

Josh Willits, of 1164 McCormick Road, lives directly across the road. He said he would prefer to see the preservation of the farm; however he does understand several things, the community had the opportunity to purchase the farm which was for sale off and on for years prior to the Township acquiring it. Nobody to his knowledge made a legitimate offer to carve out a couple acres including the farmhouse in a preservation effort. He is not happy with the end result but thinks the BOC did more than they needed to, to satisfy the ongoing attempts to preserve the building. He believes the Board of Commissioners has an incredibly difficult job, not just with this issue and anyone else can run in opposition if you think things can be better.

He suggested that if the Board approves the demolition of the farmhouse, he requested that the Board of Commissioners include in the demo specs that identifiable historical artifacts from the farmhouse, including he believes an original beam that was part of the log cabin that was on the tax records of Upper Allen that was on the tax records in the late 1700s as well as some of the historic brick be carefully removed prior to the demolition and be used to build a small structure that would include an historic marker telling the story of not only this farm and the Lamberts, but of McCormick Road in general, including the Glenn Allen Mill. As a passive park with nature trails, he said he views this park as an extension of the natural beauty in the historic district further down McCormick Road. He thinks it is relevant and important to share the story of historic McCormick Road and the generations of families and land that made Generations Park possible. He said he envision brick pillars or small brick backstop with an embedded beam, all reclaimed from the farmhouse possibly protected from the rain, with a story board of the history of McCormick Road, written from historical information well documented in *Happy Yellow Breeches*, written by Paul Miller an Upper Allen Township Treasurer according to the 93' Board of Commissioners. To put money where his mouth is, he stated that he would like to donate the first \$1,000 to help fund this historical marker at Generations Park and he encouraged the Friends and neighbors of McCormick Road to also contribute as they are

able. He said he would like to focus on the future while respecting the past and come together as a community to share the story with future generations that will enjoy Generation Park.

Eric Fairchild, of 1224 McCormick Road, said that if he had a dime for every time he heard President Martin say that we are in no hurry, maybe he could afford a \$1,000 donation. What Josh proposed or the Board has mentioned before to save a few artifacts, that is not the real thing. He said it is a false equivalence is the title of what the rhetoric argument is. He said he does not understand at all what the hurry is at this point. He said it is a value issue of whether we respect our history or not and we understand some people do not respect the history. He said McCormick Road is the crown jewel of the Township and probably the county. He said he understood the Board was going to deliberate this issue and we are just endlessly pressured to respond to this. We just jump and instead of deliberation, we go right to just demolish the farmhouse and it is really insulting and disrespectful. He said he felt disrespected the entire time. That as beautiful and historic as McCormick Road is that we talk about demolition. He said the Board bought a historic farm that was listed in *Early Architecture*, but the Board's value is not to respect history. He said he does not understand it. He asked who does the Board represent. He said "we" get asked that all the time. He asked if people are clamoring to see this farmhouse demolished. He said we do not encounter any people who say it should be demolished. He said he met a man on the street today asking what was going on with the farm. Mr. Fairchild told him that the bid to demolish is on the agenda tonight and the man was just shocked. Mr. Fairchild said we cannot understand it at all. He has speculated that maybe the Commissioners want to see the farmhouse gone to solve a parking issue with the Creekside lot. Mr. Fairchild said Ken was laughing at him. President Martin said, he did not laugh, but just wants it for the record that, that suggestion was never discussed by this Board, it was never discussed publicly, it was never, so where that idea came from, I suspect was generated by you, but this Board, in defense of this Board, he is not aware that it was ever discussed as a possibility, so I take offense when you point fingers and suggest that this Board took negligent action about something that you are putting out in the public, but it is not representative of us. Mr. Fairchild said he did not say that at all, just a minute ago, I was just reacting to your reaction. Mr. Fairchild said for the public meeting process to work, there has to be a fair exchange of information and reliable information. Mr. Fairchild said when "we" only got the complete Derck and Edson master plan, the 128-page version last Tuesday. Yes, he put together a spreadsheet, finally saw all the slides and there were things in there that never came out in Ms. Lee's presentation that really should. He said it is as complicated long-term project with big budget numbers, there is phasing, and he said he is not seeing a real level of professionalism or dialogue and discussion. He said he is just seeing the determination to tear down and destroy our history of a beautiful road. He said he asked at one point about when Ms. Lee made the presentation, what is the plan for sewer or septic. He said he saw seven restrooms on this site, and that implied sewer to him, but of course, oh no, we are not considering that is what he was told at the time. There was no response to septic and sewer. Seven restrooms that the Lower Allen Park that has 110 acres has two restrooms. One on public sewer and one on septic. The phasing of sewer or septic was that would come first, not last. We need fair information shared in an open manner and a reasonable time for people to digest the information. Mr. Fairchild said for Mr. Cochran to make the comment like somebody is in the park, he says he does not think it is fair or very much different than the people in Meadowview or whatever that are bordering Friendship Park, if the farmhouse remains, three sides of it would be surrounded by the park and they would have access from McCormick Road. He said he just thinks that is a diversion and he does not understand it. To make a comment last month, and he said he knows he can be a pest, because he is trying to get an answer on some of these issues. When he asks a question like, relating the 2013 Comprehensive Plan and the goals for historic preservation and so forth mentioned

in that plan, and he emailed the commissioners in advance that he was going to ask that because nobody wants to be blind-sided. Then Commissioner Cochran says when you look at the minutes, well only two of us might have been on the Board in 2013. Then he said he got a whole lecture about what a comprehensive plan is and so forth. There were not just two of you present Commissioners on the Board in 2013, Mr. Martin and Mr. Castranio were also on the Board. Mr Fairchild said that anybody can make a mistake and maybe Commissioner Cochran just spoke out of turn, but no one else said that they were on the Board in 2013, so he said, my father used to say, “no one has a monopoly on intelligence” and he said he certainly does not, the way a Board work is it takes three votes to do something. On this Board, three out of five. He said it does not matter how smart, how intelligent anyone is, how ethical they are, you have three votes, you can do what you want and that is what we feel like. He said you are just doing what you want, and you are not listening to us. You are not fairly considering the historic aspect, there has been just disparaging remarks about Preservation Pennsylvania not inspecting the farm, Scott Perry’s office not following office protocol. It is the process questions instead of the good faith that those people have put forth about the Board fairly considering the historic aspect. He said he knows he has offended the Board, but we cannot find anyone who wants to tear down the farmhouse. We cannot find anyone who really wants to spend \$15 to \$20 million dollars. He does not for the life of himself know why, Derck & Edson, it is a beautiful plan and he does compliment the Board for recognizing traffic on McCormick, orientating the park toward Lisburn Road and all that. When you look through the slides like he did last week, to tear down this farmhouse and then to propose a \$1.5 million dollar gatehouse on the other end of the farm is just nonsensical to him. He said he does not think there is public support for that. He does not think there is public support to spend \$20 million dollars. He said it is unnecessary and he has spoken enough for now.

President Martin said that for the public, we look at this project as multi-year and we have said publicly it may take 10-20 years and it may alter, it will alter, because there will be different needs suggested by residents, there will be different decision makers here and it is an evolving process and we suggested that it may end up taking 15 or 20 million dollars, but that is over a 20 year period. It is not the shock affect that is being portrayed that all of a sudden, we are going to drop that kind of money. He said he would again reiterate the fact that we have had open meetings over nearly a year, we have gone through a planning process, we have invited people in, perhaps the decisions have not always been made that are the wishes of individuals, but he thinks we have enough of information and have gathered enough of support and antidotally there are a lot of people who are not here tonight that he has heard are very eager for this project to mature and actualize because it is going to be a benefit to the total Township and adjoining region. He said it has not been a secret that from day one, demolition has been an option, but we were patient. We did deliberate as a matter of fact to try to see, are there other things that we could do to preserve that. He asked how long do we deliberate? He said he did not know. Obviously, some people feel it should be longer than he does, but he does take exception that we have not deliberated because he thinks this Board has spent a lot of meeting time, individual time, we have tried to see what a good outcome of this project would be. To suggest that we have not been attentive suggests that we have not given people and opportunity to speak and weigh in, to suggest that we do not care, and we are only following our own individual interests, he takes exception to that, but it is ok. As a community represented elected official, he is not here for popularity posture, he is here to serve the community and he suggests that is what they are doing by and large.

Phil Walsh, of 443 McCormick Road, said he does give the Board a great deal of credit for acquiring

this property for the purpose of passive recreation. He said we should preserve an historical structure such as the farmhouse. He read a letter on behalf of the Friends of the Farm. (The letter to be found at the end of the minutes for this meeting)

President Martin asked if Mr. Walsh if there were names of the Friends of the Farm. Mr. Walsh said a group of people pulled this together and it is simply signed off on by Friends of the Farm. President Martin said he was curious if you are representing that this is more than your individual idea, then who is it. Mr. Walsh said it is collectively the Friends of the Farm. President Martin asked the membership of that group. Mr. Fairchild said it has a mailing list of about 100. President Martin asked if they all saw this before it was signed? Response not heard.

Matthew Taylor, of 900 McCormick Road, and a member of HARB said he was a former resident of the 1215 McCormick Road property. The 1855 Lambert farmhouse located at 1215 McCormick Road has parts also dating back to 1789 and it seems to be a structure the Township is not interested in restoring or maintaining by evidence of the request to demolish. He said that there was a recent PennLive article that stated there were no viable bids and it should have said there were no bids found acceptable by the Commissioners of Upper Allen Township. President Martin said it was his understanding that we only received one bid. Mr. Taylor said he was one of those bids. He said his bid which followed the Township's request to the letter and included a certified check, was for \$132,000 to move the farmhouse to lot 5, which is the land on the creek side, directly across the street from its current location. Commissioner Cochran said that Mr. Taylor's bid was concurrent on us selling you lot 5. Mr. Taylor said that was correct. Commissioner Cochran said that was not part of the stated bid. Mr. Taylor replied that it was part of the stated bid, but not part of the stated requests for bids and that is the reason he is speaking right now. He said his bid was to move the home across the street within a year and to have the restoration completed and the home occupied and back on the tax role within two years. He does not know if this is the correct venue to ask this question, but it seems like we are running out of time. He wanted to ask what was unacceptable about his bid. Commissioner Cochran said just selling that lot, it would sell for more than \$132,000. Mr. Taylor asked if we could open a discussion on purchasing that lot. Commissioner Cochran said we did not intend to sell any ground. We were asked what we could do to save the property and we said if you want to save this house, move it off the park property and your bid came back at \$132,000 for the lot and moving the house at your expense. The generally feeling was those lots go for more than \$132,000 and we end up losing some of the property that we purchased. President Martin said that in terms of the selling procedure, when you sell township owned property, we have to open it up for public bid. Mr. Taylor asked if we could delay the demolition of the farmhouse until we go through that process to see if he would be willing to pay a price that the commissioners find acceptable for lot 5 to preserve and move this historic house to that site, directly across the street from its current location. He shared that Josh Willits, his wife was not here tonight, is strongly in approval of his suggestion of having lot 5 returned to private ownership and having the farmhouse move there. Mr. Taylor said that Mr. Willits did not mention that in his haste but that is something that we have discussed, and she is in approval of. Phil Walsh of 443 has moved historic structures to his property on McCormick Road and improved McCormick Road in doing so as well. At one time there were a lot of these Georgian farmhouses around, but they are disappearing. He implored the commissioners to see if we can find some type of compromise that allows the house to survive in some way and return back to private ownership because he believes private ownership is the best ownership for an historic property if it is carving an acre out of where it is currently or going through a bidding process on the other side of the street and moving it over. Whatever it is, he implores that you please allow this structure to continue to stand. Mr. Taylor said he has lived in it, and he knows

the condition it is in. He knows that the additions are non-historic. Nobody has any concerns at all about tearing off the non-historic additions. He implored the Township not to demolish nor damage this historic structure, it would really hurt his heart. He put all this information together and asked to give it to the Recording Secretary. (The letter to be found at the end of the minutes for this meeting)

Mr. Taylor asked if what the Commissioners found unacceptable was the request for the land of lot 5. He asked if the request for the land would have been removed, would the Commissioners have found his bid otherwise acceptable. Commissioner Cochran said speaking only for himself, he said yes, if he was going to move the house and give the Township cash, that would be acceptable. Commissioner Cochran said that the Township was at the point where anyone who moved the house and gave us something for the house, that is a win for the taxpayers in the township, because if we tear it down, we have to pay for that. Mr. Taylor said the reason he asked is because there is a possible lot on Apache Trail, but it would be much more expensive to move. There would be lots of power lines in the way, you would be going up an incline, making two 90-degree corners. He talked with the home moving companies, the requirement of having the house moved in this small period of time was not something they were comfortable agreeing to. Mr. Taylor was concerned that one of the criteria of his bid, might be that he had asked for a year to move the house. He asked if the Commissioners found him asking for a year to move the house unacceptable. President Martin said they did not discuss that specifically. Commissioner Cochran said that fact that he had asked for land over and above what we had offered to the general public, we could not grant that to you because that is not what we said was up for auction and that is what made it unacceptable. Mr. Taylor asked if the time requirement, asking for additional time, had the land criteria not been in there, would the Commissioners be willing to grant additional time to work out the details. President Martin said that he did not know if we can give you an answer now, but that is certainly information for us to consider. President Martin said it could be that you do not get the lot, but then we are back to where we are now, and it is demolished. Mr. Taylor asked if they could not offer the land for sale under the condition that they move the home to it. He said he would agree to those terms. President Martin said that there was another individual who publicly suggested that they might be interested and that did not happen, so all of this is information for consideration. President Martin said we cannot negotiate a deal with one person, it is a township asset, and we have to follow procedures. Mr. Taylor said he is not familiar with these processes so he is trying to stumble through it as best he can and wants to be as public as possible and he feels like maybe he is at the 11th hour when he was trying to follow procedure. Mr. Taylor asked if there were any other terms other than the asking for the land that you know off the bat would have unacceptable. President Martin said in all fairness, we did not go through and look at those issues because for us, the bid was unacceptable because it did not meet the criteria. This is information that he thinks the Commissioners did not have or consider. Commissioner Cochran said once you ask for land, you did not meet the bid requirements. He said the bid was to disassemble the house or move the house from the property. That is what other people would be bidding on, so we cannot let you come in and do something different than what was advertised as the services we were seeking. Mr. Taylor said that the requirements of the bid were such that nobody was going to bid on it as-is due to the short period of time and not offering nearby land, really discouraged any bidders so he was asking if we could readdress this process and find some other way to save this old farmhouse. He said he had the wherewithal and the desire, and he would like to be part of the process. President Martin said he took exception to that because publicly there were some other suggestions made that would have allowed the process to transact the way it was bid. Mr. Taylor said he was not aware of that.

Commissioner Anderson said that when Mr. Taylor came in with the request to purchase the land or

either lot, personally, we purchased that because of what she felt the property was going to do. We did not have any plans at the time. Even with the ability to the creek, that is something that is not going to happen again, whether we ever do anything with it, but it is still part of ours and she hates to see anything like that be lost. Her concern and she mentioned it the last time when we turned the bid down was, if you would rebuild the house where it is on that particular lot, you still have it in the middle of a park. Mr. Taylor said it sound like a yard that somebody else mows for you. Commissioner Anderson said we would hear complaints from whoever is living in the house. Mr. Taylor said it is an historic structure that is well documented in many historic publications and Doug Tilley of TKS Architects who the Township hired to assess it is the architect that he has retained in the plans he has drawn up about what it could be and what it could look like, and he believes that it is structurally sound and worth saving. He hired him because the Township hired them. He asked if we could please find a way to save the house.

Henry Fry, of 1242 McCormick Road, shared that the park as proposed is outstanding. He is thrilled with the nature trail. He believes that the Board moved in a deliberate fashion. He thinks it will be a gem and asset for the community. He wants to say that he believes the Friends of the Farm helped to inform that decision along with other people and Derck & Edson did a great job. He thinks at the present time, the Township is right on the mark. He believes that the proposal that Joe Walsh read is worthwhile. He said he does not understand the value of not getting a bid for the property. There is a lot of discussion that it is not worth it, and no one wants it, but it would be so simple for you to get a bid and evaluate it. He wants to ditto Matt, which he did not know his proposal, but it seems eminently feasible. Move the house across the lot and you are right, his bid was non-responsive, but why don't you put out an omnibus bid that would have three points; point one is demolish, point two is the proposal that Phil Walsh read from Friends of the Farm that is to sell the property and lot 5 and point three is moving the house over to lot 5. You could have all the controls that you want, all the guarantees of financial ability and so forth. There you will have the facts and at that point, no one can say that you did not thoroughly evaluate every opportunity. You will decide to Commissioner Anderson's point, what is the value of that land, lot 5 to the creek. He said he thinks it is a stretch to have 300 or 400 yards as you walk to the creek, compared to other places in the Township and elsewhere, where you just drive right up to it, and you can be along the creek. He said the other thing is that you have to walk across a road, if you keep lot 5, and that is sort of weird. Option two and three you add the money you would have saved by not doing option one. If the demolish is \$80,000 and the option two comes to \$200,000 and option three even more, now you have a sizeable amount of money to make a decision. Is that lot 5 really worth that much money for that going to the creek when you have the rest of the park. If you weigh the options carefully, and lay out the facts, he does not think any reasonable person would disagree with you.

President Martin asked Mr. Fry if there would be an option #4, consider moving it to a property outside the farm and Mr. Fairchild said he might be interested in moving it to his property. Mr. Fry said yes. President Martin asked if it was a viable option in Mr. Fry's mind, recognizing that it would take more time. Mr. Fry said yes. President Martin said that was well thought argument, thank you.

Mike Getz, of 1117 McCormick Road, asked the Board to consider delay making any motion to take bids to destroy the farm since there are at least four options that were discussed. He suggested a fifth option, that if you are going to put bids out there, as far as he knows, the Township does not have a number on what it would cost to demolish the non-conforming additions, close up any openings, make sure the roof is dried-in, and you have preserved the structure and you can allow some

consortium of public and private funds to identify grants or whatever to restore the farmhouse. It is an option in the long-term, but as far as he knows, the Township does not have any numbers to that effect yet. President Martin said we have gotten guesstimates, but we do not have any hard numbers. Mr. Getz asked the Board to consider that before the Township demolishes the structure. Mr. Getz was not aware of Mr. Taylor's interest in it or his proposal and he thinks it is a really viable option.

President Martin asked what the will of the Board was. He asked Township Solicitor, Steve Feinour if we can take a short executive session and get some legal opinion. President Martin said he was not trying to prolong the meeting, but he thinks several of you are right. We have gotten some information that perhaps we did not think through previously. We are not going to make a decision tonight in that if we come up with three options, four options or five options. They have to be deliberated and discussed. Commissioner Cochran said it still might behoove us to get a cost estimate for what the demolition would be, we should know what that number is.

They returned from Executive Session and President Martin said he appreciated the interest and suggestions. We have gotten information we did not have before; it was presented in a different way and there are some options to consider. This Board has minded as they have been in the past to be considerate of the residents of the Township and the input and looking at this property in a collaborative planning way and he believes firmly that this Board has committed to do that and has done that and so he is suggesting that we need legal advice. We need to continue as we put together options if we do go out for a different or new bidding process as the first one failed. The Board is going to need some time in that.

Commissioner Cochran made a **MOTION** to table advertising for bids for demolition, Commissioner Anderson **SECONDED** the motion. The motion passed unanimously.

President Martin said the Board will look at other options and considerations, and hopefully present several options, an appropriate amount of time is seen in the eyes of the beholder, we have been at this for a year or so. There will be a process by which we can come to a conclusion and what that is, who knows, it might be a new buyer, it might be relocated, it may be disassembled and built somewhere else, it may be demolished, but it will be an open and informed process.

Park and Rec have a meeting on October 26th at 6:30.

MISCELLANEOUS

SOLICITOR UPDATE

There was no report.

TAX COLLECTION COMMITTEE (TCC) UPDATE

There was no report.

CAPITAL REGION COG UPDATE

President Martin said that they new bids for salt at \$82 per ton. If the Township can accommodate it before October, they can get it at the current year price.

The golf tournament set a record at \$10,572.

There are still free physicals available to new members through the SAFER grant.

Stipends for Firefighter One who respond to at least 12% of the calls are due \$250. We are offering life insurance policy of \$25,000 to every firefighter too. There is \$3,500 for turnout gear for firefighters for fire departments. We have a three-year federal grant for \$2.1 million and we are really focusing it on 21 participating fire companies in Cumberland, Dauphin and Perry Counties to really aid in recruitment and retention of our volunteer fire departments.

There will be a round table after the first of the year because various municipalities, some have their own volunteer systems, some contract with a hospital system and some have engaged with a private service. There are all kinds of models out there. We are all struggling with response time and staffing.

MUNICIPAL ADVISORY BOARD (MAB) UPDATE

There was no report.

PENNSYLVANIA STATE ASSOCIATION OF TOWNSHIP COMMISSIONERS (PSATC) UPDATE

Commissioner Anderson attended part of the annual summit two weeks ago. She will be going to the state advisory committee meeting.

Commissioner Cochran made a **MOTION** to adjourn, **SECONDED** by Commissioner Walter. The motion passed unanimously.

Petition / modwash

Name	City	State	Postal Cod	Country	Signed On
Faith Smith	Mechanicsburg	PA		US	10/17/2022
Lauren Nettles	Mechanicsburg	PA	17055	US	10/17/2022
Cynthia Wilson	Mechanicsburg	PA	17055	US	10/17/2022
Cristin Lee	Mechanicsburg	PA	17955	US	10/17/2022
John Lee	Cranford	NJ	7016	US	10/17/2022
Melanie Lenker	Mechanicsburg	PA	17055	US	10/17/2022
Susan Treadway	Mechanicsburg	PA	17055	US	10/17/2022
Caitlin Yanko	Mechanicsburg	PA	17055	US	10/17/2022
John Schreiner	Mechanicsburg	PA	17055	US	10/17/2022
Olivia Schatt	Mechanicsburg	PA	17055	US	10/17/2022
Michele Price	Mechanicsburg	PA	17055	US	10/17/2022
Dom Costanza	Mechanicsburg	PA	17055	US	10/17/2022
John Williams	Mechanicsburg	PA	17055	US	10/17/2022
Andrea Pacifico	Mechanicsburg	PA	17050	US	10/17/2022
Ashlee Kelly	Mechanicsburg	PA	17055	US	10/17/2022
Lindsay Cole	Mechanicsburg	PA	17055	US	10/17/2022
Lyn Dorsey	Mechanicsburg	PA	17055	US	10/17/2022
Julie Bunch	Mechanicsburg	PA	17055	US	10/17/2022
Theresa White-Lightne	Mechanicsburg	PA	17055	US	10/17/2022
Jim Macdonald	Mechanicsburg	PA	17055	US	10/17/2022
Jill Ford	Mechanicsburg	PA	17055	US	10/17/2022
Jill McCabe	MECHANICSBURG, PA 17055	PA	17055	US	10/17/2022
Frank Houck	Mechanicsburg	PA	17050	US	10/17/2022
Amy Cook	Mechanicsburg	PA	17055	US	10/17/2022
Rachel Bostwick	Mechanicsburg	PA	17055	US	10/17/2022
Mitzi Chverchko	Mechanicsburg	PA	17055	US	10/17/2022
Taralyn Bradley	Mechanicsburg	PA	17055	US	10/17/2022
Jason Brown	Mechanicsburg	PA	17055	US	10/17/2022
Mike Bencivenga	Mechanicsburg	PA	17055	US	10/17/2022
Eileen Breinlinger	Mechanicsburg	PA	17055	US	10/17/2022
Nicholas Harris	Mechanicsburg	PA	17055	US	10/17/2022
Rob Staiger	Mechanicsburg	PA	17055	US	10/18/2022
Megan Eckrich	New Cumberland	PA	17070	US	10/18/2022
Alexandria Bowling	Mechanicsburg	PA	17055	US	10/18/2022
Anna Fogarty	Mechanicsburg	PA	17055	US	10/18/2022
MacKenzie Breinlinger	Mechanicsburg	PA	17055	US	10/18/2022
Megan Meyer	Camp Hill	PA	17011	US	10/18/2022
James Breinlinger	Mechanicsburg	PA	17055	US	10/18/2022
Meg Kelly	Mechanicsburg	PA	17055	US	10/18/2022
Alfred Burch	Mechanicsburg	PA	17055	US	10/18/2022
David Lungari	Mechanicsburg	PA	17055	US	10/18/2022
Marianna Heeter	Mechanicsburg	PA	17055	US	10/18/2022
Lorena Masangcay	Mechanicsburg	PA	17055	US	10/18/2022
Julie Reiprich	Mechanicsburg	PA	17050	US	10/18/2022
Sarah Lathrop	Mechanicsburg	PA	17055	US	10/18/2022
Stacie Callaway	Mechanicsburg	PA	17055	US	10/18/2022

J Nolt	Mechanicsburg	PA	17050	US	10/18/2022
Cathy Williams	Mechanicsburg	PA	17055	US	10/18/2022
Hanna Nell	Dillsburg	PA	17019	US	10/18/2022
Deborah Frey	Mechanicsburg	PA	17055	US	10/18/2022
Jennifer Gallagher	Mechanicsburg	PA	17055	US	10/18/2022
Peggy San	Mechanicsburg	PA	17055	US	10/18/2022
Kristen Bisker	Mechanicsburg	PA	17055	US	10/18/2022
Ryan Bosserman	Mechanicsburg	PA	17055	US	10/18/2022
Jennifer Gentry	Philadelphia	PA	19140	US	10/18/2022
Kim L. Peters	Camp Hill	PA	17011	US	10/18/2022
Lisa Lyons	Mechanicsburg	PA	17055	US	10/18/2022
Morgan Banaszek	Collingswood	NJ	8108	US	10/18/2022
Lisa Dawson	Carlisle	PA	17013	US	10/18/2022
Sandra Strausbaugh	Washington	DC	20009	US	10/18/2022
Kim Dubas	Quarryville	PA	17566	US	10/18/2022
Geri Williams	Mechanicsburg	PA	17055	US	10/18/2022
Casey Ballance	Mechanicsburg	PA	17055	US	10/18/2022
William Simperts	Lemoyne	PA	17043	US	10/18/2022
Jenny Bisker	York	PA	17402	US	10/18/2022
Erin Moll	Mechanicsburg	PA	17055	US	10/18/2022
Amanda G	Mechanicsburg	PA	17055	US	10/18/2022
Jared Bosserman	Mechanicsburg	PA	17055	US	10/18/2022
Richard Morrison	Mechanicsburg	PA	17055	US	10/18/2022
Shari Staiger	Mechanicsburg	PA	17055	US	10/18/2022
Kelly Erb	New Cumberland	PA	17070	US	10/18/2022
Eric Fairchild	Mechanicsburg	PA	17055	US	10/19/2022
JoEllen BITZER	Mechanicsburg	PA	17050	US	10/19/2022
Jen Mengel	Camp Hill	PA	17011	US	10/19/2022
Wendy Lungari	Philadelphia	PA	19140	US	10/19/2022
Laura williams	Mechanicsburg	PA	17055	US	10/19/2022
Holly Hoy	Mechanicsburg	PA	17055	US	10/19/2022
Matt Julias	Carlisle	PA	17013	US	10/19/2022
Danielle Ran	Mechanicsburg	PA	17055	US	10/19/2022
Kaitlin Krieger	Carlisle	PA	17013	US	10/19/2022
Shannon Nelson	Mechanicsburg	PA	17055	US	10/19/2022
Blair Aylward	Mechanicsburg	PA	17055	US	10/19/2022
Kayla Wilcox	Longmont	CO	80501	US	10/19/2022
Kevin Shannon	Mechanicsburg	PA	17055	US	10/19/2022
Rey Masangcay	Mechanicsburg	PA	17055	US	10/19/2022
Katelyn Schoffstall Sch	Mechanicsburg	PA	17055	US	10/19/2022
Abigail Thompson	Mechanicsburg	PA	17055	US	10/19/2022
Brittany Yerger	Haddonfield	NJ	8033	US	10/19/2022
Jane McManus	Trenton	NJ	8644	US	10/19/2022

Name	City	Postal Cod	Country	Commented D	Comment
Cristin Lee	Mechanicsburg	17055	US	10/17/2022	"I'm a parent with a 1 year old child and a dog, and walk daily on the sidewalks of the proposed Modwash. The traffic to our neighborhood will be significantly impacted and I fear for our safety."
Megan Eckrich	New Cumberland	17070	US	10/18/2022	"We don't need a car wash here. There is one right across the street."
Sarah Lathrop	Mechanicsburg	17055	US	10/18/2022	"I live right around the corner and do not see a need for 3 car washes, 3 gas stations/convenience stores within 1 mile radius of each other, nor a 4 story building on the highest corner of Gettysburg Pike/Market Street to completely block the view of the surrounding area on that corner. What a planning disaster. Please approve something more useful/creative/wanted."
Lisa Dawson	Mechanicsburg	17055	US	10/18/2022	"Enough useless businesses in this area. There are plenty of other lots sitting with a building empty. Use those. All over central PA enough commercial buildings moving into residential areas where it creates more traffic and is unsafe."

Friends of the Farm
c/o Eric Fairchild
1224 McCormick Rd.
Mechanicsburg, PA 17055

Mr. Ken Martin, Chairman
Upper Allen Township Commissioners
100 Gettysburg Pike
Mechanicsburg, PA 17055

Dear Mr. Martin

The Lambert Farmhouse at 1215 McCormick Rd. has historic significance as recognized by Early Architecture in Upper Allen Township (1976), Mr. Joseph G. Botchie, RA, NCARB, Chairman, Upper Allen Township HARB, Dr. Nancy Van Dolsen (CEO of Cliveden), Cumberland County Historical Society, Historic Harrisburg Association and Preservation Pennsylvania.

The farmhouse is structurally sound and the contemporary additions can be removed without destroying the integrity of the original 1855 structure.

As the Township is unwilling to put resources towards restoring farmhouse, it should allow the farmhouse to be privately restored.

Our Proposal

Township offers for public bid, the farmhouse with approximately one (1) acre of land surrounding it on the farm side of McCormick Road with Lot No. 5 of the Plan of Lots of Section "A" Camelot Meadows recorded in Cumberland County Recorder's Office July 28, 1959, in Plan Book 9, Page 47 containing approximately 2.37 acres including the septic field supporting the house.

Township offers the property "as is" but subject to a historic preservation easement and Lot No. 5 not be developed.

Township makes clear to purchasers that the back and side yards surrounding the farmhouse will abut a public park and be separated by Township required fencing.

Township makes clear that purchasers must show their financial capability to rehabilitate the house and to do so meeting the Secretary of the Interior's Standards. At the time of the sale, the agreement would include documentation of the existing condition and the requirements to meet "an initial level of preservation". This could be outlined very specifically and require review of the proposed work. That could be done by an outside consultant but to keep it all under the township's control, the work could be reviewed by HARB.

Win-win situation for the Township

A sale of the farmhouse and related land avoids demolition and raise funds to put towards development of the park.

At the time of the April 15, 2020 Condemnation Resolution, Commissioner Cochran noted ⁴that he knows¹¹ not all of it (the farm) will be used for parks".

Including Lot No. 5 will support a higher bid price and assure it remains undeveloped. Supports the Township's stated goal in the 2013 Comprehensive Plan to "Rehabilitate and preserve significant historic residential structures", "To support the identification and designation of properties of national, state, and local historic significance" and "To encourage the preservation, rehabilitation, and adaptive reuse of historic structures as identified in the 1976 publication, Early Architecture in Upper Allen Township, by the Upper Allen Heritage Committee and in Cumberland County's historic structure inventory"

Supports and enhances the Yellow Breeches Historic District by possible future inclusion of the Lambert Farmhouse in that district.

Enhances McCormick Road which is renowned for its natural and historic beauty and prized as a habitat for increasingly rare bird and animal species.

Avoids potential issues with park users attempting to access the Yellow Breeches Creek through Lot No. 5. We are aware of the Derck & Edson plan to develop Lot No. 5 for pathways and wetland viewing but such development would serve as invitation to attempt creek access. Viewing the scenic Yellow Breeches exists at other points along McCormick Road and at the 500 McCormick Rd. linear park which, because it is not in a swampy area, doesn't attract as many flying and biting bugs as the wetland.

Supports S 245-13.1 Scenic River Corridor Overlay District intended to protect, enhance and promote the Yellow Breeches Creek.

Avoids the necessity of a crosswalk and public safety issue of having pedestrian traffic moving to and from the park to this small wetland area.

Suggested Next Steps

The Township is already aware of interest from two prior bidders for the bid to relocate the Lambert farmhouse.

We are unaware of any public support for demolishing the Lambert farmhouse. To the contrary, our anecdotal polling of residents and persons walking and riding on McCormick Road shows uniform support for preserving the farmhouse.

We ask for time to fully develop an acceptable bid advertisement proposal in conjunction with historical associations and approval by the Township Solicitor.

Friends of the Farm

Letter from Matthew Taylor of 900
McCormick Road

1855 Lambert FarmHouse located at 1215 McCormick Road with parts dating back to 1789 seems to be a structure that the township is not interested in restoring and maintaining. Is that right?

Recent PennLive Article stated "No Viable Bids". As you know know, there were bids. I believe the article would have been more accurate the author written "no bids found acceptable" to the commissioners of Upper Allen Township.

As you know, I was one of the bidders. My bid, which followed your request and included a certified check, was for \$132,000 to move the home across the street within a year, and to have the restoration completed, the home occupied, and back on the tax roles within two years. Would you please share with me what was unacceptable about my bid?

Was it the Time?

Was it the Price?

Was it the Land?

Were any other term unacceptable?

Can we open up a discussion on selling the acreage on the Creekside for the purpose of relocating this historic home?

In the mean time, please don't damage or demolish this historic structure. It would hurt my heart.

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