

Minutes  
Workshop Meeting  
Hummelstown Borough Council  
Thursday June 13, 2019  
7:30 PM

The June 13, 2019 Workshop Meeting of the Hummelstown Borough Council was called to order at 7:30 PM by Council Vice-President, Bob Weber. Members in attendance included; Ryan Taggart, Chad Lister, Patti Krow, Dee VanGavree, Randy Lutz and Bob Weber. Also in attendance were Mayor Dave Roeting, Chief William Ryan, Assistant Zoning Officer Steve Wyld, Solicitor Jon Yost and Borough Manager Mike O'Keefe. Audience members included; Kelly Williamson, Chairman of the Recreation Board, Mike VanGavree and Lou McCloskey, Ghost Brewing.

Presentation of Checks from Chick's Golf Tournament

Ryan Taggart, one of the organizers of Chick's Golf Tournament reviewed the results of the tournament and issued checks to several Borough Departments. His review included the following information;

- 1) The tournament had a record year clearing \$18,500 after expenses (the tournament has raised \$68,000 from its inception for community groups)
- 2) Proceeds were issued to the following organizations from the tournament;
  - a) LD TABA Baseball - \$8,000
  - b) Hummelstown Summer Recreation Program - \$5,000 (\$30,000 to date)
  - c) Nye PTO - \$500
  - d) Nick Pantalone Memorial Golf Tournament - \$500
  - e) Boy Scouts/Girl Scouts - \$250 each
  - f) Individual donation to young person who lost both parents - \$500
  - g) Food Bank - \$1,000
  - h) Hummelstown Police Dept. – National Night Out - \$500
  - i) Hummelstown EMA Organization - \$1,000
- 3) There are some remaining funds that could be available for other worthy causes
- 4) The donations to the Summer Recreation Program helped re-energize the program and keep it from being eliminated from the budget
- 5) Next year's tournament is the Sunday before Memorial Day

Review of Planning Commission Recommendation re: Conditional Use Application CU-2019-01 by Ghost Brewing, d.b.a. Rubber Soul to operate a café, restaurant, and microbrewery at 136 S. Hanover St. (the former Borough Building)

Prior to the discussion on this issue, Dee VanGavree recused herself from the discussion and physically left the meeting room during said discussion.

Bob Weber asked the developers that were present to present a summary of the presentation they made to the Planning Commission on June 6, 2019. Mike VanGavree presented the following information;

- 1) Ghost Brewing was formed not knowing if the transaction with Rubber Soul was possible

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- 2) Efforts were made to attract other projects to the site but none materialized
- 3) As the Rubber Soul transaction became possible, the site became attractive
- 4) There were two original ideas for the site; a) a microbrewery; 2) office space
- 5) The sale of Rubber Soul was finalized about 4 weeks ago. Press coverage was almost immediate
- 6) Preliminary plans are about 75% complete. Can't be finished until owners know if they can obtain the Conditional Use Approval
- 7) It is important to the owners what goes in at the site. It should be a benefit to the community and improve tourism and commerce.
- 8) The project will not be a nightclub; no live music; will make building attractive; limited menu

Mike O'Keefe advised that tonight's workshop meeting is informational only. There are no decisions, opinions, etc. to be made. Steve Wyld said that the proposed use is a permitted use in the CRN District. The developers are seeking a Conditional Use to be able to serve alcohol at the site.

Bob Weber said that the Planning Commission had reviewed the project in depth at their meeting on June 6 and approved a recommendation that Borough Council grant the Conditional Use with no special conditions attached.

Review of Recommendation from Planning Commission for Council to schedule a public hearing on a proposed amendment to the Zoning Ordinance regulating short term rental properties

Steve Wyld reported that he had prepared a draft of an ordinance that would amend the zoning ordinance to regulate short term rentals after receiving calls and inquiries on the subject. He said although the Planning Commission recommended that the ordinance be forwarded to Council, the Commission had asked several questions that Steve needed to research. Today while conducting his research, Steve determined that more work is needed on the ordinance before it is ready for advertising by Council. He said he would provide some revised information to the Planning Commission before bringing it back to Council.

Need to establish public hearings for two amendments to the Zoning Ordinance already reviewed by Planning Commission and Council (Medical Marijuana and Zoning Map Change)

Two amendments to the zoning ordinance (Medical Marijuana and a Zoning Map change) are ready for a public hearing. Originally the hearing was going to be held at the June 20 meeting. Due to the Conditional Use Hearing, it was decided to change the date of the hearings for these amendments to the July 18 meeting. It was agreed to schedule the hearings for said meeting.

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Recommendation to officially release Letter of Credit for the Members 1<sup>st</sup> Project

Mike O'Keefe reported that due to several issues, there was still an outstanding letter of credit for the Members 1<sup>st</sup> Project. An employee who had been working with the Borough on this matter had left Members 1<sup>st</sup> and there was also an issue about outstanding engineering review fees. A new person came on board and was clearing up loose ends and contacted the Borough about this matter. Deb Hummer advised him that there was an outstanding amount of approximately \$3,500 due for engineering fees. The new employee arranged for payment of said fees and in return asked the Borough to release the outstanding letter of credit.

Motion by Ryan Taggart, seconded by Patti Krow to authorize release of the original Letter of Credit for Members 1<sup>st</sup> Credit Union (Letter dated November 15, 2010). Motion carried unanimously.

Salt Shed Project

Mike O'Keefe reported that bids will be opened for the salt shed on Monday June 17 at 12:00 Noon. Assuming no problems with the bids, this item will be on the agenda for the June 20, 2019 agenda.

Reminder of Conditional Use Hearing on June 20, 2019

Mike O'Keefe reminded Council of the Conditional Use Hearing No. 2019-1 for Ghost Brewing at the June 20, 2019 meeting at 7:30 PM.

List of Streets to be Resurfaced

Mike O'Keefe submitted a list of streets proposed for resurfacing in 2019. (see attached list) It was recommended that this list be approved by Council at their June 20, 2019 meeting.

MS4 Discussions with Derry Twp.

Mike O'Keefe reported that discussions with Derry Twp. regarding MS4 and stormwater matters continue. There are no current issues to report but discussions will continue.

Hershey West End Project

There have been no changes, updates or submissions regarding the Hershey West Project.

Sanitary Sewer Infiltration Project

Steve Wyld continues to develop cost estimates for the sanitary sewer repair project in the Kokomo area. He said he has one more contractor to talk to and will have some information for Council in the near future.

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Review of PA Municipal League concerns regarding H.B. 1400 (small wireless facilities deployment)

Mike O'Keefe advised Council that he had received a call and an email from Joel Winston, Cohen Law Group, regarding H.B. 1400 today. The bill, which has been defeated twice, is proposed to be voted on by the Consumer Affairs Committee on Monday June 17. The bill would greatly reduce local zoning control over wireless facilities. Mike said that if Council was comfortable with the Leagues position, they could pass a motion authorizing the Borough to contact their Representative to request that H.B. 1400 not be brought up for a vote at the Committee meeting on Monday June 17.

Motion by Patti Krow, seconded by Chad Lister to authorize the Borough to contact Representative Mehaffie to request that H.B. 1400 not be brought up for a vote on Monday June 17, 2019 as per the recommendation of the Pennsylvania Municipal League. Motion carried unanimously. Mayor Dave Roeting said he would send a text to Rep. Mehaffie requesting same.

Meeting with Communication Consultant on June 24, 2019 at 12:00 Noon at the Borough Building to discuss ways of improving event promotion and media outreach to the community  
Dee VanGavree advised Council that she and Patti Krow have organized a meeting for June 24, 2019 at noon at the Borough Building to discuss/brainstorm ways of improving promotion of events and media communication for Borough and community organizations. A communication professional, Marie Conley has volunteered to facilitate the meeting. Many local organizations will be invited along with Borough Council. She encouraged attendance at the meeting. Patti said that this issue has been discussed for years and is hopeful that something tangible can come from this meeting.

Executive Session

Council recessed to an Executive Session at 8:15 PM to discuss real estate and personnel matters. Council reconvened back to their meeting at 8:25 PM.

There being no further business, the meeting adjourned at 8:25 PM

Respectively submitted,

Michael J. O'Keefe, Secretary/Manager

