

Harmony Borough Council Meeting 11/4/08

Attendee's: John Rice, Frank Luek, Cathy Rape, Jeff Smith, Matthew Marshall, Michelle Barto, Gary Hapsburg, Dave Eberle

Call to order: 7pm

Pledge of Allegiance

Approval of previous minutes: Gary emailed Sharon changes and Gary made motion to approve minutes with those changes. John II motion carried

Recognition of Guests:

John Ruch: Historic Society; Creekside proposal. Will there be comment time from audience on any questions they may have after presentation? What does Zone AB mean. Harmony should be AE. Confusion around the Fema LOMR vs CLOMR, why is there an urgency for a decision? He acknowledged the letter he received from council. Council has not consulted FEMA, DCED, and PEMA.

- Cathy and Dale Reisinger: Concerned about opening of 5th street. Developers want access to 5th street to a road in the industrial park. They do not want extra traffic in front of their house. All access roads should be kept in Jackson TWP
- Dave Eberle: Wants to know who is answering requests such as Nancy Hoffman. Jeff will respond to her request

Correspondence

1. PVE Sheffler: questions raised by Bill Hummel related to Creekside project dated Oct 31st
2. Assortment of LGA training sessions
3. Letter about HWA property that PennDOT is taking
4. Letter about first emergency response
5. Georing Rutter and Betrim: Michael Parish 5th street request
6. WBCA Minutes
7. Final copies of invoice pay requests for storm water project
8. Jane Orie ; salt shortage
9. Ron Goehring-notifying us that minutes on website 90 days old
10. Information from library
11. Dave S received correspondence from Wes Hamilton related to electronic recycling day
12. Notice from Sherriff's office related to no more collections of taxes and liens on sheriff sale properties
13. Berkheimer time schedule/time table
14. S.Ferrainola: ZHB findings related to house on Pittsburgh street
15. Letter to HWA from S. Ferrainola about billing
16. Planning Commission meeting related to the non recommendation for Creekside project
17. Exec summary of the Connequenessing Creek Conservation Plan

Board Reports Old Business

1. **Cog:** 2009 right to know law changes, shifts burden of proof to the municipality. Training will be Dec 11th.
Salt will be \$76.00/ton vs \$113 because of COG
2. **HARB:** Nothing to report

3. **Water:** Gary and Dave S spoke and cost of living not passed on. Rent was flat on budget but Dave states that rent was raised for past 3 yrs
4. **Parks:** Nothing to report
5. **Library:** Karen Sharrar gave council copy of proposed budget and flyer. New mission statement. Still requests monetary support from Harmony
6. **Planning Commission:** Jeff read letter from Planning Commission related to outcome of decision of Creekside.
 - Lack of permits from DEP, AC Engineers and Conservation
 - No final Fema Report
 - New traffic study recommended on impact to borough

Presentation from Creekside Developers

Bob Blumingly: Requests final approval for Creekside Manor. In 2004 council gave approval then developers re-situated buildings and plan re-submitted this year. Attorney Blumingly gave summary of plan as follows:

New plan with 4 buildings in Harmony and 4 straddling Harmony boarder. All 8 will be in Harmony Taxes. R2 Zoning District. Traffic study is valid. Matters of FEMA, CLOMR, LOMR and wetlands are EPA and Federal issues and out of Harmony Borough Jurisdiction

Gary Sheffler: Engineer PVA: presented original site plan. No development within 50ft of top of creek bank. Then construction fill to get to flood plain level. Revised plan: Same orientation of units and turned 2 buildings to have ½ into Harmony. Still 50 feet from embankment and 2 6ft retaining walls to accommodate embankment slope

Andy Banfield PVA Engineer: Discussed FEMA, CLOMR, LOMR process. CLOMR only required if plan will increase water 1ft or greater for the community. Any community member of NFIP can ask for KLOMR to be reviewed. Does not change map of flood plain. CLOMR uses 2000 map as latest reference. Gave projections vs 100 yr storm. Jackson TWP reviewed and approved it. Hummel approved it. Fema still needs to approve.

Dave S: Question: what will happen to water when fill added? Answer: it will go into channel downstream. Butler County will update flood map in 2010

Dave S: Question: What is depth of creek? Answer: they only looked at flood conditions for 100 yr flood

Difference of AE/AB Zoning: ordinance should be AE

Gary S : Question: Based on 100 yr flood level is Harmony under water at that point. Answer: Storm water mgt is onsite for project. Directed to a basin downstream

Cathy Rape: Nick Roberts says that new study will be available in NOV of this year and wants Mr. Banfield to speak with Niki.

Dave S Question: What will happen to Wetlands? Blumingly Answer: this is a Federal issue, there have been no determined wetlands in Harmony Borough. There is wetland vegetation in pond. Study needs to be completed.

Gary: Question around storm water mgt: Answer: The storm water mgt plan will handle Jackson TWP and new site and has been reviewed by HRG per Mr. Sheffler

