

The Swatara Township Board of Commissioners held a Public Hearing for an Inter Municipal Liquor License Transfer of Tri-State UPA, LLC, 1002 Jefferson Drive, Middletown, PA on Wednesday, March 8, 2023, at 7:15 p.m., at the Swatara Township Administration Building, 599 Eisenhower Boulevard, Harrisburg, PA 17111.

Members of the Board present: Commissioners Richard Boudier, Shaela Ellis, Michael Tuckey, Jeff Varner and Christine Zubeck. Also present: Manager Jim Fosselman, Assistant Manager Kim Kaufman, Solicitor Kevin Hall, Director of Code Enforcement and Zoning Officer Robert Ihlein, and Secretary Karen Alleman.

Present for Petitioner: Holly Robertson and Michael Hodge

Solicitor Hall: Thank you Madame President. Now is the time and place for a hearing for the Inter Municipal Liquor License Transfer of Tri-State UPA LLC. Is the applicant present? Come up to the microphone. Just so everyone is aware of the way this will work, the applicant will have an opportunity to make their presentation and then if the Commissioners have any questions, or if Mr. Ihlein has any questions, or if I have any questions, we may follow up. And then the public will have an opportunity, not to ask questions, but to come up and make comments. Before we begin with the applicant's presentation, I do want to put in the record the publication notice affidavit that should be in your packets as to the publication for this hearing. We will make that an exhibit and with that, if you want to introduce yourselves and tell us who you are and who you represent and the jest of the application.

Holly Robertson: I'm Holly Robertson, and then this is Michael Hodge. We are the owners of Tri-State UPA LLC. We formed that in ten counties, we own a pool league and recreation sports league. That's the majority of our business right now. In January of 2023 we signed a lease for the building at 891 Eisenhower where we're opening up a pool hall to host the activity and have various leagues and tournaments like darts and other indoor sports. So we want to open that activity center and you know, wanted to request approval for the Intermunicipal Eating Place which is just the malt liquor license, just beer, wine, malt beverages.

Solicitor Hall: I'll just kind of walk you through some of the information that's already in the application. You said you will be serving malt beverages and that approximately 60% of the of the food, 60% of the sales will be food, not alcohol?

Holly Robertson: Right, food and sports, pool table rentals by the hour, the other fees for the indoor sports.

Solicitor Hall: I don't have any additional questions, if the Board of Commissioners have any questions...

President Zubeck: What are the hours of operation?

Holly Robertson: So our hours are going to be opening up at noon, 11:00 a.m. to 12, depending because sometimes we may have a tournament that starts earlier, and closing down around 11 p.m. League play usually starts around seven o'clock at night, so most of the week nights we have leagues they are usually done around ten-thirty. So we'll never be open past midnight.

President Zubeck: You've started the process, I'm assuming, through the LCB as well?

Holly Robertson: We have to wait to actually submit until the Township approval, but we've started that approval, yes.

President Zubeck: I have no further questions.

Solicitor Hall: Are there any other questions from the Board? Mr. Ihlein, do you have anything?

Robert Ihlein: Yes, good evening, Commissioners, hello. Just more of a comment. I have met one of the applicants in the process of working with them for a zoning permit for the new use occupancy and also I did ask them to do a building permit because, if the Commissioners are familiar with this space where they are going in, I think there was an old night club in part of that space and part of that has been closed for many years, and part of it is warehouse space. So, the space has been vacant and unused for a while. I knew about that, and they weren't, I mean the space was almost ready for them, they had to do a little bit of internal fit out but I wanted to be sure and these days, it is part of the Uniform Construction Code requirement that in a new commercial use and occupancy that they have to meet accessibility requirements for the exits and entrances, the bathrooms and things like that, and also, like safety features. That's what we're working with them on. So when they, when they have their building permit there will be an inspection and if there are any things that are needed along those lines I am sure the applicants will comply with that. So, they are going through that as well.

Michael Hodge: We appreciate all of your help.

Robert Ihlein: Those are my comments.

Solicitor Hall: Anything else from the Board in response to Mr. Ihlein's comments?

Commissioner Varner: I'd just like to ask, which location is this exactly, I mean, in that complex there?

Michael Hodge: 891R so its right behind the Mexican restaurant, or store.

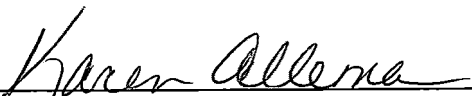
Commissioner Varner: Oh okay, I got you. Thank you.

Solicitor Hall: Alright, if you want to have a seat, we are going to open it up to...

Holly Robertson: Thank you.

Solicitor Hall: public comment. Is there anyone from the public that would like to make a comment at this time? Alright. With that, if the applicant has nothing else and nothing else from the Board, then we can close the hearing, the application already being part of the record.

The public hearing concluded at 7:18 p.m.



Karen Alleman, Recording Secretary