

EAST PENNSBORO TOWNSHIP
PLANNING COMMISSION

Regular Meeting-----December 11, 2014

The monthly meeting of the East Pennsboro Township Planning Commission was held Thursday, December 11, 2014 in the Township Community and Municipal Building, 98 South Enola Drive, Enola, PA.

Those present were: Joe Stine; Steve McBride; Corey Bray, James Wise, Eugene Assante and Jeremy Smith, members of the Planning Commission; Paul Hartman and John Kuntzelman Township Commissioners; Joe Bonarrigo, Township Engineer; and John B. Owen, Zoning Officer, and a list of others attached to these minutes. Mr. Siodlowski was out of town.

Vice President Wise chaired the meeting and calling the meeting to order at 7:30 p.m.

MINUTES: The approval of minutes from the October 9, 2014 meeting was not available for approval.

The next item on the agenda was Zoning §27-505.C Approval of the modification of a previously approved site improvement plan for Mr. Dan Rapak who is proposing to build a single family home on his 32.46+ acre property off Belle Vista Drive in the Forest Slope (F-S) Zoning District. The previous plan was approved by the Planning Commission on May 12, 2011 and the Board of Commissioners on June 1, 2011.

Rob Shaffer from Act One Associates was present to represent Mr. Rapack. He stated they had approval a few years ago, the floor plan changed and “got smaller” so we are back for new reviews.

MOTION: Mr. Assante made the motion, seconded by Mr. Smith, to approve motion as stated on Agenda. Motion passed unanimously.

The next item on the agenda was the Approval of the Preliminary/Final Land Development Plan for Aqua Duck Automated Car Wash.

Mr. Scott Aken from Aken Engineering presented the Preliminary/Final Land Development Plan for Aqua Duck. The existing property is little over 2 acres, just north of the Members First Bank along East Penn Drive. He stated that they intend to put in a two-bay automated car wash. It will be operating on a 24-hour cycle. He indicated there will not be any full-time employees, only people to check the levels of the soaps and wax. It was designed to enable emergency vehicles access to the entire site with full range of motion. He asked for one waiver request that being a waiver of preliminary plan submission since it's a small project and not phased along those lines.

Mr. Aken went on to say that the Township requested construction of an extension to the sewer line. This would enable the Township to be tied into future development across the street. He stated that we are going to extend the main up from a connection from the existing drive. We will extend an easement to our sewer line.

Mr. Kuntzelman asked Mr. Owens “Is it your recommendation that we table this until January?” Mr. Owen stated that the Township comments are about 90 percent addressed. We are just waiting for the revisions to feel comfortable. Mr. Owen stated that Aqua Duck is doing reclamation of the water on the site. There are reclamation pits for the water and the sanitary sewer, that water, once it’s used up, will be pushed into our sanitary sewer system. About 4 EDU are projected for planning purposes. That’s an outside approval from DEP. Mr. Owen stated that at the January meeting we could come back to revisit the Storm water revisions and Sanitary Sewer that have not been reviewed and approved.

MOTION: Mr. Assante recommended table this until January until Sanitary Sewer, Stormwater and staff comments have been addressed. Motion to table made by Mr. Assanti, seconded by Mr. McBride, and passed unanimously.

The following miscellaneous items were discussed:

- Cat Bus service is planning on adding a route where the new development is occurring off of I-81 with Pinnacle Health and the new Giant Foods. There is some discussion about connecting these routes going south to Highmark.
- There was discussion about possibly using the old Giant Foods as a park and ride.
- Looking at subdividing the old Giant store into three spaces. Nothing has been utilized right now.

ADJOURNMENT: Mr. Assante made the motion to adjourn, seconded by Mr. McBride.

Respectfully submitted,

Amy J. Graybill
Recording Secretary

The next meeting is scheduled for Thursday, January 8, 2015.