

EAST PENNSBORO TOWNSHIP  
PLANNING COMMISSION

Regular Meeting-----May 12, 2016

The monthly meeting of the East Pennsboro Township Planning Commission was held Thursday, May 12, 2016 in the Township Community and Municipal Building, 98 South Enola Drive, Enola, PA.

Those present were: Robert J. Siodlowski, Eugene Assante, Corey Bray, Joseph Stine, Jim Wise and William Case members of the Planning Commission; Paul Hartman, Township Commissioner; Jared Hockenberry, Township Engineer; and John Owen, Zoning Officer, and a list of others attached to these minutes.

Chairman Robert Siodlowski chaired the meeting and calling the meeting to order at 7:30 p.m.

**APPROVAL OF MINUTES: MOTION** to approve the minutes from April 14, 2016 meeting first by: William Case, second by: Corey Bray.

**The next item on the agenda was Review of sketch plan for 200 First Street presented by K & W Engineers.**

Mark Kurowski from K & W presented the Subdivision and Land Development Plans. The proposed uses are a Convenience Store, Hotel and a bank. The land is in the Commercial Park Limited Zoning District. There will be two points of access for vehicular access. There is also a potential for a future connection off of 11-15 which is not part of this project at this time. The existing home will be relocated as part of this project. Screening and landscaping requirements are a part of this Land Development Plan. No particular vendor or user specifically identified yet. He stated this is the initial stage and will have more details at the July meeting

Mr. Siodlowski stated that this a sketch plan and is not finalized. He offered the audience to speak with any comments or questions. Members of the audience voiced their concerns about the following issues: Traffic with no access off of 11-15, screening and sidewalks. Mr. Siodlowski stated that there should be some ADA ramps.

Mrs. Jane Farringer, 301 1<sup>st</sup> St, Box 414, Summerdale, PA 17093 had questions about crosswalks being feasible from the Village of Summerdale into the Complex.

Robert Brink, 502 N. Humer St, Enola, PA 17025, voiced a concern to save the house and move it. No location has been determined yet.

Mr. Siodlowski asked if there are going to be two lanes coming off of 15. Mark Kurowski stated that there is limited access right of way. This project would look at doing improvements outside the limited access.

Danielle Jacobs, 305 1<sup>st</sup> Street, Box 45, Summerdale, PA 17093, asked if there will be a red-light put in at the bottom of 1<sup>st</sup> and Valley. Mark Kurowski stated that this project wouldn't be under construction until the end of this year. She also asked about the sign in front of her house, would she be required to move her sign because of the potential sidewalk being put there. Mark Kurowski stated the Township would have to answer that. John Owen stated that there will be a connectivity study done with a meeting to address these issues. The meeting will be held June 15<sup>th</sup> @ 6:30PM at Central Penn College in their Underground Theatre that is open to the public.

More comments and concerns from audience was primarily about lighting, traffic signals and traffic backing up, grading/sloping issues and ownership.

**The next item on the agenda was the Preliminary/Final Land Development Plan for Panther Valley Apartments presented by Dawood.**

Tim Diehl from Dawood Engineers presented the plans. The parcel is .86 acres which is situated east of Humer Street and north of Lafayette Street. The land is located in the Residential High Density District and the proposed use is two (2) apartment buildings, four (4) units in each buildings. Two story, 16 parking spots, dumpster enclosure. Proposed are public improvements along both Lafayette and Humer St. Humer Street will be widened to required width of Subdivision and Land Development Ordinance. They are requesting a waiver to widen Lafayette Street to the full width required. Mr. Diehl also stated they are proposing to install Storm Sewer along the frontage.

Residents in the audience expressed concerns regarding drainage issues along Humer Street.

Jeremy Smith (absent) expressed a written concern with the project creating a berm along eastern side of the property and inlet I-1 will serve to collect the offsite run-off.

Corey Bray expressed the same concern and stated that the inlet is hidden behind some arborvitaes. The inlet would get clogged, but a headwall wouldn't get clogged.

Keith Morris, 755 Manor Road, Camp Hill, PA 17011, on behalf of his mother, 437 Lafayette Street, expressed several concerns. He stated the biggest concern is the stormwater run-off and a lot of flooding into his mother's backyard. His other concern was the sloping of the land towards Lafayette Street. He also asked what kind of screening will be in place on the south side of the project to protect his mother's and other's homes. Another concern of Mr. Morris's was the type of lighting would be part of this project. He requested possible motion sensor type of lighting. His last concern was parking issues. Two parking spots per unit are not enough and the cars will end up on Lafayette Street creating issues for emergency vehicles. His closing comment was that 2-units are too big for this piece of property and not enough adequate parking.

The residents in the audience expressed more concerns regarding the parking issues, possibly widening Lafayette Street to Humer Street, type of housing (i.e. rentals, owners), would these be targeted towards senior living, low-income housing or families, the abundance of feral cats in the area, dumpster enclosures.

Caroline Stine spoke about her concern with Kemper Alley. Her question was the occupancy of the buildings. How many people will be living there, will there be a limit? The piece of property is too small for this substantial development as this. Her other concern was the water run-off in this area.

**MOTION:** was made by Chairman Siodlowski to table the Preliminary/Final land Development Plan for Panther Valley Apartments presented by Dawood until next meeting. First, by Corey Bray and seconded by William Case.

**The next item on the agenda was the Minor Subdivision Plan for Ronald W. & Gloria L. Smith and East Pennsboro Township for Adams-Ricci Park presented by East Pennsboro Township.**

John Owen presented the plan. He stated this is basically a land swap between Smith property and the old Center Street. The main issue was we were not allowed to put up the cell tower. You can't generate revenue from public money. Township needs to have this done by July or else the appraisal will expire.

**Motion: to approve waiver requests** was made by William Case, seconded by Joseph Stine.

**Motion: to approve The Minor Subdivision Plan for Ronald W. & Gloria L. Smith** was made by Corey Bray, seconded by William Case.

**Agenda item #6** Review of the Planning Commission comments on the Cohen group amendment of the Wireless Facilities Ordinance and item #7 and #8 was discussed during the Planning Commission workshop.

\*\*\* Meeting was adjourned @ 8:50 P.M

Respectfully submitted,

Amy J. Graybill  
Recording Secretary

The next meeting is scheduled for Thursday, June 9, 2016.