

EAST PENNSBORO TOWNSHIP
PLANNING COMMISSION

Regular Meeting-----June 9, 2016

The monthly meeting of the East Pennsboro Township Planning Commission was held Thursday, June 9, 2016 in the Township Community and Municipal Building, 98 South Enola Drive, Enola, PA.

Those present were: Eugene Assante, Corey Bray, Joseph Stine, Jim Wise, Jeremy Smith, William Case, members of the Planning Commission; Paul Hartman and John Kuntzleman Township Commissioners; Jared Hockenberry, Township Engineer; and John Owen, Zoning Officer, Dearan Quigley, Assistant Community Development Director, Curt Stoner, Cumberland County Planning Commission and a list of others attached to these minutes.

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

APPROVAL OF CORRECTED MINUTES: MOTION to approve the corrected minutes from May 12, 2016 meeting first by: Eugene Assante, second by: Joseph Stine.

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

Tim Diehl from Dawood Engineers presented the Preliminary/Final Land Development Plan. He stated that the plan was tabled last month and is presenting a revised plan. He stated that they are adding more parking on site, as well as subsurface pipe to help with additional run-off. He also stated that the lighting will have self-dimming fixtures via motion detectors. He stated that that they are willing to install evergreen trees for screen purposes. Three waivers were being requested: widening of Lafayette, jogging sidewalk around utility pole and widening of Humer St.

Jeremy Smith asked about the storm water at headwall. William Case inquired about overall size of the road.

Donna Askey, 125 N. Humer St, asked what is going to happen when the run-off floods her back yard.

Jared Hockenberry spoke about the runoff concerns. He stated that it's not a development problem, but more of an existing condition, infrastructure issue. He stated he would look into the runoff issues.

Corey Bray asked about the Township responsibility of the easement. Jared Hockenberry stated that Township Staff would have to investigate the easement.

1st MOTION: To accept the waivers in their present form, 1st by Eugene Assante, 2nd by Jeremy Smith.

2nd MOTION: To move the plan to the Board of Commissioners, July 6th meeting at Northeast Fire and Rescue.

The next item on the agenda was the Preliminary/Final Lot consideration Plan for Central Penn College Lands.

Timothy Przybylowski from Century Engineering presented the lot consolidation plan. Existing condition has 12 individual tracts and deeds. The purpose of this plan is to consolidate the lands and form one deed with 5 tracts A-E. He stated only one waiver is requested which is combination of Preliminary and Final Plans.

Many residents had comments and concerns regarding potential development of Central Penn College.

John Kuntzleman stated that he would like to set up a meeting with the Central Penn College President and the concerned residents.

1st MOTION: Recommend approval of waiver to consolidate land, 1st by Jeremy Smith, 2nd Corey Bray.

2nd MOTION: To approve plan from Preliminary to Final, 1st by Jeremy Smith, 2nd by Corey Bray.

The next item on the agenda was the Presentation on Zoning Text amendments by Charles Courtney Esq. McNees Wallace & Nurick LLC for JC Bar Development LLC 100 Senate Avenue with the overall O-A District to allow, Restaurants, Convenience Stores, Retail Establishments, Shopping Center and Shopping Mall, and Accessory uses on the same lot and customarily incidental.

Charles Courtney presented the Zoning Amendment. The purpose of the Amendment is to allow certain additional uses in the Office/Apartment district. The proposed uses is a retail and restaurant development. The Amendment will clarify that retail store and personal service is incidental to an office.

Eugene Assante asked about the proposed drug store. Corey Bray asked if the Planning Commission could be shown a zoning map so that they could fully understand that the change of use would affect every property in that zone.

The last item on the agenda #6, was the Presentation on Zoning Text amendments by Charles Courtney, Esq. McNees, Wallace & Nurick LLC for 199 Associates LP Hempt Tract O-A District parking modification of Continuing Care Retirement Community. (CCRC)

William Case questioned the parking requirements for the Retirement facility.

MOTION: To approve text amendment as amended for Senate Plaza, 1st by Corey Bray, 2nd by William Case.

MOTION: To approve the Parking standards for the Hempt Tract, 1st by Jeremy Smith, 2nd by Corey Bray.

*** Meeting was adjourned @ 9:30 P.M

Respectfully submitted,

Amy J. Graybill
Recording Secretary

The next meeting is scheduled for Thursday, July 14, 2016