

EAST PENNSBORO TOWNSHIP
PLANNING COMMISSION

Regular Meeting-----September 8, 2016

The monthly meeting of the East Pennsboro Township Planning Commission was held Thursday, September 8, 2016 in the Township Community and Municipal Building, 98 South Enola Drive, Enola, PA.

Those present were: Eugene Assante, Jeremy Smith, William Case and Bob Siodlowski, Jim Wise, Joe Stine, and William Case, members of the Planning Commission; John Kuntzleman and Paul Hartman, Township Commissioners; Jared Hockenberry, Township Engineer, Dearan Quigley, Assistant Community Development Director, John Owen, Zoning Officer, Erik Owen, Fire Chief and other attached to these minutes.

Chairman Bob Siodlowski chaired the meeting and calling the meeting to order at 7:37 PM.

APPROVAL OF MINUTES: MOTION to approve the corrected minutes from August 11, 2016 meeting first by: William Case, second by: Jim Wise.

The next item on the agenda was the Preliminary Subdivision and Land Development Plan for 199 Associates, (Valley Land Co) Tax Parcel 09-17-140-038 approximately 113 Acres located along East Penn Drive adjacent to the Adams Ricci Park.

Todd Wilson and Lee Bothell from Alpha Consulting Engineers presented the plans. The parcel is about 113 acres, across East Penn and Creekside Drive. They are proposing to subdivide and cut off the west side of East Penn Drive. Then another subdivision to create 35 acres for a residential parcel and 40 acres to create a commercial parcel. This would create a Multi-Family development that would house 22 buildings each containing 18 units for a total of 396 Multi-Family units. The commercial side they are proposing a small retail facility about 20,000 square feet, rehab facility, continuing care facility and a three-story general use office building. The proposal also allows for utilizing the same right-of-way. Todd stated that a scoping application has recently been submitted and that would need to be approved before we traffic study can be done. William Case asked when does the traffic study take place, John Owen stated that it would go concurrent with this plan. Todd stated that there would be three steps to this plan. 1st would be scoping/traffic study, 2nd would be approval and 3rd would be actual plans.

Samantha Signor and Edward Debrow, from the Environmental Advisory Board stated their concerns about building #1 being very close to the Pine Hill Arboretum. As well as the grading being changed and ground water run-off into that area. Todd stated that the run-off will go into the basin piped down to storm sewer. They also stated their concerns about the rare flowers that cannot be transplanted and are already endangered.

MOTION: Was made to table the plan until the next meeting 1st- Bob Siodlowski, 2nd- by Eugene Assante.

Agenda items 4, 5, 6, 7 and 8 were discussed during the workshop.

***** Motion to adjourn. 1st by Eugene Assante, 2nd by Bob Siodlowski**

*****Meeting was adjourned @ 7:30 PM.**

Respectfully submitted,

Amy J. Graybill
Recording Secretary

The next meeting is scheduled for Thursday, October 13, 2016 @ 7:00 PM