

EAST PENNSBORO TOWNSHIP
PLANNING COMMISSION

Regular Meeting-----October 13, 2016

The monthly meeting of the East Pennsboro Township Planning Commission was held Thursday, October 13, 2016 in the Township Community and Municipal Building, 98 South Enola Drive, Enola, PA.

Those present were: Jeremy Smith, William Case and Bob Siodlowski, Jim Wise, Joseph Stine, and Corey Bray, members of the Planning Commission; Jared Hockenberry, Township Engineer Dearan Quigley, Assistant Community Development Director, John Owen, Zoning Officer, Erik Owen, Fire Chief, William Baker, Code Enforcement Officer/Rental Inspector and others attached to these minutes.

Chairman Bob Siodlowski chaired the meeting and calling the meeting to order at 7:30 PM.

APPROVAL OF MINUTES: MOTION to approve the corrected minutes from September 8, 2016 meeting first by: William Case, second by: Joseph Stine

The next item on the agenda was the Review and Approval of Site improvement plan under Zoning § 27-605.C for 1582 Holtz Road, Enola, PA Tax Parcel, for Gasper C. Geraci, Tax Parcel #09-11-3010-007.

Randy Shearer from Hoover Engineering presented the plan. Mr. Geraci wants to build a new house with the previous house being removed. There was some comments from the Township Engineer. The main issue was the Cumberland County Conservation District had thought that since the house on the upper lot is not fully completed yet, still a disturbed area. And now with this house coming in, that would be greater than one acre. He stated that they will hold off until the other plans has approval and is fully stabilized. The fire chief has a some comments concerning the softening of an area to flatten it to allow access for the fire truck. They are seeking the plans be approved contingent upon the above two issues.

Mr. Bradley Allen spoke regarding the property lines of his potential home and Mr. Geraci's. He stated that the surveying was done wrong. It was surveyed several times. Mr. Allen purchased 21.6 acres. Mr. Allen's Engineer, John Melham, stated that the survey done for Mr. Geraci was done in error then re-wrote. That's how he feels the error came into play. He asked how does 21.6 acres become 14 acres? There was no subdivision plan.

MOTION: A motion was made to move forward with the following contingencies:

- 1) Earth stabilization**
- 2) Pending all comments from the Fire Chief**
- 3) Over lay of proposed plan is not affecting the setbacks.**

1st by Jim Wise and 2nd by William Case.

The next item on the agenda was the Review and Approval of Site improvement plan under Zoning §27-605.C for Tower Road, Enola, PA Tax parcel, for Darwin K. Brosius, Tax Parcel 09-11-3008-021.

Randy Shearer from Hoover Engineering presented the plan. He stated there were no staff comments, no requirements for Stormwater management. There were comments from the Fire Chief in reference to the radius for a fire truck entering the property.

MOTION: A motion was made to approve the plan contingent upon addressing staff and Fire Chief comments.

1st by Jeremy Smith and 2nd by Jim Wise.

The next item on the agenda was the Review and Approval of Preliminary/Final Minor Subdivision plan for Bradley Allen, Frankie Rivera and Pamela J. Brown and Site improvement plan under Zoning § 27-605.C for 1590 Holtz Road, Enola, PA , Tax Parcel 09-11-3010-011.

John Melham, Melham & Associates presented the plan. Staff comments were addressed, County comments and Fire Chief's questions on the radius were all addressed. Part of this property is in Hampden Township. He stated he has not heard back from the County Conservation.

MOTION: 1st Motion was made to approve the waivers subject to sidewalks and curbs. 2nd Motions was made to recommend approval of the plan based on the contingency with Hampden Township and Conservation District as well as addressing staff comments.

Agenda item 6 (updates) were discussed during the workshop.

***** Motion to adjourn. 1st by William Case , 2nd by Corey Bray.**

*****Meeting was adjourned @ 7:53 PM.**

Respectfully submitted,
Amy J. Graybill
Recording Secretary

The next meeting is scheduled for Thursday, December 8, 2016 @ 7:00 PM