

EAST PENNSBORO TOWNSHIP  
PLANNING COMMISSION

Regular Meeting-----May 11, 2017

The monthly meeting of the East Pennsboro Township Planning Commission was held Thursday, May 11, 2017 in the Township Community and Municipal Building, 98 South Enola Drive, Enola, PA.

Those present were: William Case, Bob Siodlowski, Joseph Stine, Corey Bray, and Jeremy Smith members of the Planning Commission, John Owen, Director Housing & Community Development & Zoning Officer, Members of the Board of Commissioners, Paul Hartman, , Jared Hockenberry, Township Engineer, Steve Hoffman from Cumberland County Planning Commission, William Baker, Code Enforcement Officer & Building Inspector, Dearan Quigley, Assistant Director of Housing & Community Development & Building Inspector, Erik Owen, Fire Chief and a list of others that are attached to the minutes.

Chairman Bob Siodlowski chaired the meeting and calling the meeting to order at 7:00 PM.

**APPROVAL OF MINUTES: MOTION** to approve the minutes from the January 12, 2017 meeting first by: Bill Case, second by: Jeremy Smith.

Environmental Board member, Gene Wingert, presented a slide show to the Planning Commission members depicting the Arboretum. The EAC Board members present were Samantha Signor and Ed Dubrow. They offered several recommendations to the Planning Commission regarding protecting the Pine Hill Arboretum. Such as: buffering, bow hunting and continued trail maintenance.

**The next item on the agenda was presentation and request from Rick Bell, 1075 Valley Road, for the Planning Commission to look into possible changes to the Agricultural Zoning ( A-1) District to allow additional uses.**

Mr. Bell lives at 1075 Valley Road. He stated he currently is selling produce and has had a tremendous response. He currently has 6 acres. He is planning on building a hydroponic greenhouse to increase his income. He is asking to collaborate with the Township to make sure he is compliant with the ordinances. He is asking if there is a list or anything that tells him what he is allowed to do and what is not allowed to do in the Agricultural Zone?

John Owen stated that Mr. Bell's property is too small to fit into a "Agricultural Security Zone". Mr. Bell would like to board to consider additional uses on the property. The concern was that Mr. Bell was selling Christmas Tree's on his property and didn't have them growing on his property. Mr. Owen stated that he encouraged Mr. Bell to plant some trees so he could sell the

trees. Mr. Owen stated that the district that Mr. Bell is in is a "Residential Low-Density" district and he cautioned the Board as to what Commercial uses you allow there without fundamentally changing the District.

Steve Hoffman from Cumberland County Planning Department, stated that the meaning of "Agricultural security" is allows the farm to become preserved and protects from nuisance laws and be on the list. East Pennsboro Township does not have an Agriculture security area at all and in order for them to start the Ag security program, several owners get together and approach the Township. They need at least 250 acres to start the program.

**The next item on the agenda was the Review and Approval of Final Minor Subdivision Plan for Ronald A. and Dorothy E. Magaro & Rona Hawk, Enola, PA 17025, Tax Parcels 09-15-1288-041A/213.**

Mr. Richard L. Ernest, P.E., P.L.S., presented the plan to the board and stated that Mr. and Mrs. Magaro plan to subdivide Lot #6. They are looking to have a smaller house to live in and sell their residence to their grandson. In order to meet frontage requirements they had to subdivide a little piece off their daughters property, Rona Hawk.

**1st Motion: Motion was made to waive the requirements of Chapter 22, section 506.4.E.5(f).1 and 507 pertaining to the construction of curb and sidewalk.**

**1st by:** Corey Bray **2nd by:** Bill Case

**2nd Motion: Motion made to waive the requirements of Chapter 22, section 306 for submission of a Preliminary Plan.**

**1st by:** Corey Bray **2nd by:** Joseph Stine

**3rd Motion: Motion was made to approve the plan subject to addressing comments from the Township.**

**1st by:** Jeremy Smith **2nd by:** Joseph Stine

**The next item on the agenda was the Review and Approval of Final Minor Subdivision Plan for Grants Cove Lots 11, 12 & 13 at Dakemich Court, Enola, PA 17025, Tax Parcels 09-14-0832-417/418/419.**

Tim Diehl from Dawood Engineers, Planners and Surveyors, presented the plans. He stated that there are three existing lots, numbers 11, 12 and 13. They want to re-subdivide lots 11, 12 and 13 and create two lots instead of three and implement two single family semi-detached dwellings.

**1st MOTION: To approve waiver request to submit a Preliminary Plan for the proposed development as the Subdivision Plan has Plan have been designed in accordance the design requirements for both Preliminary and Final sections of the Ordinance.**

**1st by:** Jeremy Smith **2nd by:** Corey Bray

**2nd MOTION: To approve waiver request to reduce storm water easement to 25 feet.**

**1st by:** Jeremy Smith **2nd by:** Joseph Stine.

**3rd MOTION: To approve the waiver request for the Proposed Grading and Earth Moving subject to providing that the plans are part of the building permit application.**

**1st by:** Jeremy Smith **2nd by:** Corey Bray

**4th MOTION: To approve the waiver request to submit a Driveway Profiles and Clear Sight Triangle subject to providing that it part of the building permit application.**

**1st by:** Jeremy Smith **2nd by:** Joseph Stine

**The next item on the agenda was the Review and Approval of Preliminary Subdivision and Land Development Plan for 199 Associates, East Penn Drive, Enola, PA 17025, Tax Parcels 09-17-1040-038.**

John Murphy, from Alpha Consulting Engineers, Inc presented the plan. The property is adjacent to Adams Ricci Park to the north. The plan will be comprised of 9 apartment buildings, the property to the south will be comprised of 4 Commercial structures ( office, retail and senior housing). It would be a four story building, pulled back from the Arboretum. They are working with Penn Dot to create good access to the Park. That being a pedestrian bridge.

**1st MOTION: Motion to approve the wetlands waiver on the stipulation that they verify any outlets to those adjoining properties.**

**1st by:** Corey Bray **2nd by:** Bill Case

**2nd MOTION: Motion to approve sidewalks waiver as long as there is some connection between the south of the properties and Adams Ricci's on the north.**

**1st by:** Corey Bray **2nd by:** Bill Case

**3rd MOTION: Motion to approve the waiver to take down tree's 6" caliper or greater necessary for development.**

**1st by:** Bill Case and **2nd by:** Corey Bray

**The last item(s) on the agenda: Workshop/Updates:**

**A) 200 First Street-** Point of access approved by end of week. Highway occupancy permit and Land development in next two three months.

**B) 100 Senate Ave-** Demolition scheduled for May 27, 2017 @ 7:30AM

**C) 132 Carol Lane-** Installing sewer line. Had a zoning issue.

**D) 167 N. Enola Road-** Found a stormwater pipe. But broke it in process.

**E) Sign Ordinance -** Meeting next month

**F) Cohen Group telecommunications ordinance-** Still working on it

**G) Vacant Property registration ordinance-** Dearan Quigley and Bob Gould is heading up

**H) MS4 Presentation Jared Hockenberry-** No presentation.

**I) Property Maintenance initiative presentation by Dearan Quigley-** Focus on West Fairview and Enola Drive. Starting with failing structures such as failing roofs. We want to set up a hierarchy.

**\*\*Meeting was adjourned at 9:00 PM.**

Respectfully submitted,  
Amy J. Graybill  
Recording Secretary

The next meeting is scheduled for Thursday, July 13, 2017 @ 7:00 PM