

EAST PENNSBORO TOWNSHIP  
PLANNING COMMISSION

Regular Meeting-----July 13, 2017

The monthly meeting of the East Pennsboro Township Planning Commission was held Thursday, July 13, 2017 in the Township Community and Municipal Building, 98 South Enola Drive, Enola, PA.

Those present were: William Case, Corey Bray, Eugene Assante, Jim Wise and Jeremy Smith members of the Planning Commission, Dearan Quigley, Director Housing & Community Development, Bill Baker, Zoning Officer, Paul Hartman and John Kuntzelman, Members of the Board of Commissioners, Jared Hockenberry, Township Engineer, Steve Hoffman from Cumberland County Planning Commission, John Owen, Assistant Township Manager, Erik Owen, Fire Chief .

Chairman Corey Bray chaired the meeting and calling the meeting to order at 7:03 PM.

**APPROVAL OF MINUTES: MOTION** to approve the minutes from the June 8, 2017 meeting 1st by: Bill Case, 2nd by: Jim Wise.

**The first item on the agenda was Review & Approval- Final Lot Consolidation & Land Development Plan for "Camp Hill Commons", for Senate Plaza Bar, LP. The properties are identified as Tax Parcel Numbers- "Tract A": 09-19-1590-129, "Tract B": 09-19-1592-031, "Tract C": 09-19-1590-129A. "Tracts A & C" to be consolidated; "Tract B" to remain independent.**

Dennis Reichel from HRG and Joe Eisenauer from JC Bar presented the plans. They stated that this location is the old Senate Plaza building, 16 Acres, 3 Tracts. Tract 1 would be gas station/convenience store, Tract 2 would be a retail/ fast food, Tract 3 hotel/restaurant, Tract 4, would be a potential fast food restaurant and Tract 5 would be a casual fast food restaurant. There also is potential for a 5 story 4-unit apartment building. All uses are permitted by the Zoning ordinance. They are proposing two access drives that would access Erford Road. This was just a brief synopsis of the plans. They are setting up a meeting with the Township next week and come back to the Planning Commission to address those comments. No motion tonight was made.

**The next item on the agenda was the Review & Approval- Preliminary Land Development Plan for "Hempt Tract", for 199 Associates. The property is identified as Tax Parcel Number 09-17-1040-038.**

John Murphy, Todd Wilson and Lee Bothell from Alpha Consulting Engineers presented the plans. Mr. Murphy gave another overview of the plans. They are proposing apartment complex to the north, nine building with 48 units, Four commercial uses, office building, small retail, medical rehab and a CCRC ( Continuing Care Retirement Community) They are working with Penn dot thru some of their comments as well as the Townships comments. They are planning a pedestrian bridge that would connect Adam Ricci Park. They are planning on doing additional dedications to the Township, Lot #3- along the Creek and Lot #4- across the street.

**MOTION: Motion was made to approve the Preliminary Plan pending additional approvals, staff comments and outside agencies.** First by: Jim Wise, Seconded by: Eugene Assante.

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

- A) Sign Ordinance-** Meeting next month- need more time for changes and review.
- B) Agricultural Zoning District Use Committee-** Met for first time tonight, good start. Will meet again.
- C) 200 First Street-** 90-day extension was approved by BOC. Convenience store, hotel and bank.
- D) West Fairview Revitalization-** Had a meeting in June. Jeremy Smith attended and thought it was a good meeting, good start and good ideas.
- I) Medical Marijuana Ordinance-** Draft of the Ordinance for the O & A District. We have a small portion. John Owen was asking the Board for their comments.

**\*\*Meeting was adjourned at 8:00PM**

Respectfully submitted,  
Amy J. Graybill  
Recording Secretary

The next meeting is scheduled for Thursday, August 10, 2017 @ 7:00 PM