

EAST PENNSBORO TOWNSHIP
PLANNING COMMISSION

Regular Meeting-----September 14, 2017

The monthly meeting of the East Pennsboro Township Planning Commission was held Thursday, September 14, 2017 in the Township Community and Municipal Building, 98 South Enola Drive, Enola, PA.

Those present were: William Case, Corey Bray, Eugene Assante, and Jim Wise, members of the Planning Commission, Dearan Quigley, Director Housing & Community Development, Bill Baker, Zoning Officer, Paul Hartman, Member of the Board of Commissioners, Jared Hockenberry, Township Engineer, John Owen, Assistant Township Manager, Erik Owen, Fire Chief and a list of others attached to these minutes.

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 July 13, 2017 meeting 1st by: Bill Case, 2nd by: Jim Wise.

Chairman Corey Bray read for the record a statement from Senate Plaza Bar, LP in reference to the Camp Hill Commons Preliminary/Final Lot Consolidation/Land Development Plan:

On behalf of Senate Plaza Bar, LP, I request that the Preliminary/Final Lot Consolidation/Land Development Plan for Camp Hill Commons be tabled at the Planning Commission meeting scheduled for tonight (8/10/17). We plan to be present and request recommendation for approval at the next Planning Commission meeting.(9/ Please contact me with any questions. Thank you. ---Christopher W. Dellinger, P.E., LEED GA Director of Land Development Services Herbert, Rowland & Grubic, Inc.

The first item on the agenda was Review & Recommendation- Minor Subdivision Plan for 609A(Lot 1) & 609B(Lot 1x) for Thomas M. & Catherine M. Chervanick. The property is identified as Tax Parcel Number: 09-17-1042-015J.

Richard Ernest, 769 S. Humer St, Enola, PA 17025 presented the plan. He said he submitted a waiver request to have the plan be reviewed as Final/ Minor Plan. He stated its a "re-subdivision" of two lots in the exact same way they were originally subdivided. Mr. Chervanick wants to split the two parcels so that he can sell each lot individually. There is one non-conforming issue, which is there is only two parking spaces for each lot.
Nancy Williams, Coldwell Banker, 5050 Linglestown Road, Harrisburg, PA 17112. She asked if the property line will change and Mr. Ernest stated that the property line will stay the same.

MOTION: Jim Wise made a motion to approve the plan. 2nd by: Eugene Assante.

The next item on the Agenda was the Review & Recommendation - 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.

Christopher W. Dellinger, P.E., from Herbert, Rowland & Grubic, Inc. presented the plan. He stated that this is a Preliminary/Final Subdivision and Land Development Plan. There are three tracts, two are being consolidated into one property. The third tract is on the other side of House Ave which will remain separate. The plan tonight is for a consolidation and installation of some public improvements to create some outparcels as well the development of the one outparcel with two retail facilities and the development of an apartment building which would be a 40 unit-5 story building. The retail portion would be fast food Starbuck and the other one is still being worked out. Comments from the Township staff has been addressed a few are outstanding.

MOTION:

1st waiver request: MOTION was made: To label the plan Preliminary/ Final Plan. 1st by: Jim Wise, 2nd by: Bill Case.

2nd waiver request: MOTION was made: Sidewalks along House Ave and on Drive A & B be revised to state that sidewalks along Parcel 1 & 3 be deferred until the Land Developments occur. The Board recommends the waiver be approval along House Ave. 1st by: Jim Wise 2nd by: Eugene Assante.

3rd waiver request: MOTION was made: to approve the plan, pending approved PennDot Highway Occupancy Permit, coordination with PennDot and addressing staff and Township comments. 1st by: Bill Case, 2nd by: Jim Wise.

The next item on the agenda was the Review & Recommendation- Final Land Development Plan for "Proposed Camp Hill Sheetz" for Sheetz, Inc. The property is identified as "Pad Site #1 Tract A" Tax Parcel Number: 09-19-1590-129.

Terri Delo from BL Companies, 4242 Carlisle Pike, Suite 260, Camp Hill, PA 17011 presented the plan.

MOTION was made to table the plan until the next meeting. 1st by: Jim Wise 2nd by: Eugene Assante.

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

A) Sign Ordinance: Meeting next month

B) Sidewalk Ordinance Enforcement: Dearan Quigley stated that we are developing a plan to address the issues with the sidewalks between Public Works department and Housing & Community Development. Jared Hockenberry stated that we will be using a software out in the field to take pictures and Code enforcement officers would send a letter to those residents.

C) Sign Ordinance update: Meeting next month

D) 200 First Street- John Owen stated that we are still working thru PennDot point of access approval, BOC received a 90-day extension letter.

****Meeting was adjourned at 7:40PM.**

Respectfully submitted,
Amy J. Graybill
Recording Secretary

The next meeting is scheduled for Thursday, October 12, 2017 @ 7:00PM