

EAST PENNSBORO TOWNSHIP
PLANNING COMMISSION

Regular Meeting-----12/14/2017

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

Those present were: Corey Bray, Jeremy Smith, Jim Wise, Tim Diehl and Joe Stine members of the Planning Commission, Dearan Quigley, Director Housing & Community Development, Paul Hartman and John Kuntzleman, Member of the Board of Commissioners, Jared Hockenberry, Township Engineer, 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 November 9, 2017 meeting 1st by: Tim Diehl 2nd by: Jeremy Smith

Corey Bray thanked Commissioner Paul Hartman for his service to the Planning Commission Board.

The first item on the agenda was 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, presented the plan. She stated that the store would be 6, 050 square feet at the Camp Hill Commons, corner of Erford Road and Poplar Church Road. It would consist of 65 parking spaces, 12 of which would be along the fuel island, the drive-thru would contain spots as well as 6 spaces along the building.

Tim Diehl asked what was the projected path of fuel delivery. Ms. Delo said that it would be off of Poplar Church Road, around the back.

MOTION: Was made by **Jeremy Smith** to recommend approval subject to addressing outstanding staff comments and the addition of clear sight triangles and fuel truck turning to the plan. **2nd by: Jim Wise.**

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

A) Medical Marijuana Ordinance- Draft- First rough draft, in the Office/Apartment District

B) Camp Hill Commons- Highway Occupancy Permit is still outstanding and site improvement have begun. Senate Ave opening December 19th.

C) 199 Associates- Their goal is to have the apartments constructed sometime by end of Summer/ beginning of Fall.

D) Food Truck Ordinance-No update, rough draft to Planning Commission.

E) Cohen Group Telecommunications Ordinance- Work in progress- hopefully to Planning Commission by February.

****Meeting was adjourned at 7:31 PM**

Respectfully submitted,
Amy J. Graybill
Recording Secretary

The next meeting is scheduled for Thursday, January 11, 2018.