

EAST PENNSBORO TOWNSHIP
PLANNING COMMISSION

Regular Meeting-----05/10/2018

The monthly meeting of the East Pennsboro Township Planning Commission was held Thursday, May 10, 2018 in the Township Community and Municipal Building, 98 South Enola Drive, Enola, PA.

Those present were: Tim Diehl, William Case, Joseph Stine and Paul Hartman, (chaired the meeting) members of the Planning Commission, Dearan Quigley, Director Housing & Community Development, William Baker, Zoning Officer, Jared Hockenberry, Township Engineer, Erik Owen, Fire Chief, John Owen, Assistant Township Manager, Jason Foster, Building Inspector, Steve Hoffman, Cumberland County Planning and a list of others attached to these minutes.

Vice- Chairman Paul Hartman chaired the meeting and calling the meeting to order at 7:00 PM.

The first thing on the agenda was the Approval of minutes from the April 12, 2018 meeting.

APPROVAL OF MINUTES: MOTION to approve the minutes from the April 12, 2018 meeting **1st by:** Tim Deihl **2nd by:** William Case.

The next item on the agenda was a Presentation by McNees, Wallace & Nurick, LLC concerning the Proposed Zoning Text Amendment for the Commercial Park Limited Zoning District on Behalf of Applicants: Cumberland County Industrial Development Authority and TC Summerdale Venture, LLC.

Charley M. Courtney from McNees, Wallace & Nurick LLC, Andrew Giorgione, Attorney at Law, Buchanan, Ingersol & Rooney, PC, and Andrew Mele from Trammell Crow Company and Craig Mellott from Traffic, Planning & Design presented the proposed Zoning Text Amendment.

* PLEASE FIND ATTACHED POWER POINT PRESENTATION*

Mr. Giorgine stated that 200 First Street Associates partnered with Trammell Crow Company to take control of the entire property for development. This was approximately the beginning of 2017. They had multiple meetings with Township and staff. They also had a community meeting and provided residents, staff and other interested parties with a presentation.

Tim Diehl asked if the Multi-Modal Grant would propose a pedestrian or bike path. Craig Mellott stated that most likely not at this stage. It's part of the PennDot design process and pedestrian and bike paths have to be considered as part of the design. The grant isn't specifically earmarked for trail or bike path.

Charley M. Courtney from McNees, Wallace & Nurick LLC, spoke about the Text Amendment for the Commercial Park Limited Zoning District. He stated that they had a public meeting in March and presented the same plan and no changes were made. The most significant concerns were: traffic, back up of traffic on 1st Street, truck traffic and the pattern of truck traffic.

Tim Diehl asked if there was a plan that you could point out regarding two parcels, what the existing zoning is since they have two different zoning? Mr. Courtney stated they are the same zoning. Tim asked what the adjoining zoning districts are. Mr. Courtney stated that its R-1 along First Street and CAIU is CPL Zoning district.

Paul Hartman asked about the buffers in section E-1, they are to be 50 feet between two residential buildings? Mr. Courtney stated that its between the light industrial use and the residential use, these are general buffer requirements. Tim Diehl asked to see where this would come into play on the plan. Tim asked if this would be from 50 feet from the property line or boundary ? Mr. Courtney stated it would be from the property line.

Tim Diehl asked under section 2717-11 F3 is there any place contemplated where you are looking for relief from the berm for the opaque fence? Mr. Courtney stated that they wouldn't be at this point.

PUBLIC COMMENTS:

Tom Siemons, 600 Mountain St, stated that there is enough truck traffic now and he doesn't think that we should add to the traffic. He asked what changes will be made on First St?

Richard Blood, 100 Plain St, stated that he is concerned about a lot of traffic getting out of the area and backing up to the light. He would like to see some way that traffic could get out on 11/15 and not come in on 1st Street. He also suggested instead of a warehouse how about a sports complex? How about sometime for adults? A walking path?

Jim Rhoads, 4th St, Summerdale, he asked what is going to be done about the traffic going west on Valley Road? He said that if you try coming out of 4th Street you will be on your back.

Tim Gamble, 209 1st St, Asked about one of the slides that was presented showing truck traffic in the AM and PM. He wanted explanation on how they came up with those figures? It was explained that those were "peak" hours. He stated he is concerned not only with the truck traffic, but also the noise.

Barb Gertzen, 835 Magaro Rd, asked when they would be scheduling a public hearing for the Text Amendment? Paul Hartman stated that the Planning Commission would be hearing this

Amendment again. Dearan Quigley stated that the Board of Commissioners has not set a date for this yet.

Chris King, 207 1st St She stated that there were a lot of mixed messages. She said that at the March 1st meeting that the residents' concerns were heard, and changes were made. But now we are told that no changes have been made. She said she is concerned with the traffic. She stated she can hear PennDOT trucks going down the street. She also is concerned with the amount of trucks going down her street and creating noise to keep her from sleeping. She went on to say that the graph that was presented tonight did not show what traffic is like today. She said she is confused about why traffic has to be dumped out on First Street and why can't it be reorganized to come out onto Valley Street so it has less of an impact on residential areas. She is concerned about traffic accidents with the amount of traffic. She said a realtor told her property value will drop. She said even though traffic is a major concern, she is also concerned about losing the community.

Dan Rapak, 208 Belle Vista , Asked if the Text Amendment could be put on the website? He also asked if there was any reason why there couldn't be one traffic light at the intersection of Valley Road and 11/15? He was told that PennDOT requires multiple phases of a signal. Steve Hoffman from Cumberland County Planning Department, stated that the Text Amendment is on the County's website at www.ccpa.net.

Kevin Leibold, 308 2nd St, His concern is the impact on the air quality. He asked if there was a study on this?

Dan Hackenberg, 308 3rd St, He stated that the streets in town aren't set up to handle these trucks and heavy traffic. What environmental studies have been done? He also stated that the heavy rain will create issues as well.

Dennis Engle, 1008 Valley St, He stated that he is a new resident. He also stated that the width of the road will not handle the truck traffic. He stated that there are 100 docks on this building, and trucks will be going back and forth every two hours. He thinks that someone is "fooling someone". Paul Hartman stated that Valley Road is a State Road. He said that the police told him that they cannot stop people on Valley Street because it's too dangerous. If they can't stop cars, they won't be stopping trucks.

Danielle Leshak, 104 Valley Rd, She is concerned about the young families in Summerdale who want to raise their families there. She is fearful about what will happen. She is also fearful about the air quality. She expressed about her children knowing about green space is all about. She suggested instead of a warehouse, how about a sports center?

Jane Farringer, 317 1st St, She asked Mr. Gill, Mr. Hertzler and Mr. Kuntzelman why this land was purchased by the Township? Mr. Hertzler stated that he has lived in the Township for 40 years and was a Township Commissioner for 22 years and now a County Commissioner. He stated the property was owned by the state and was zoned Industrial. The state sold it 11 years ago and we entered into an agreement with the Cumberland County Industrial Development Authority, to acquire the property from the state. The zoning was changed somewhere along the

way to Commercial Park Limited (CPL) Ms. Farringer also expressed her concerns for the trucks "beeping" and the extra noise and she said she needs her sleep. She asked why they couldn't put medical buildings, sports complex or some kind of entertainment for residents?

John Saussaman, Summerdale, He stated he is opposed to that Text Amendment and asked the Board to vote against the Text Amendment.

Josie Saussaman, 205 3rd St, She wanted to know where in the Township where is there Industrial Zoning next to Residential Zoning? Dearan Quigley stated that the only location would be across 11/15 as well as in West Fairview. She also stated she is opposed to the Zoning Text Amendment.

Dale Crossland, 627 Mountain St, He asked the Board to look at this as if this was within four blocks of your house. He also stated he is against the Text Amendment.

Alicia Coble, 319 4th St, Stated she is devastated and that there are no sidewalks. She stated that someone will get hurt walking on these streets.

Danielle Jacobs, 305 1st St, She stated she didn't want to address the Board but she wanted to address the developers. She stated that if the zoning didn't support what you had planned, you should have come up with something different. She gave suggestions of a hotel, sports complex, conference center. She stated to take the "Industrial crap" out of it. She wants to protect Summerdale. " Build it and they will come" She also asked if the developers knew that CAIU was in the back door of this? Andrew Mele stated that they had a meeting with CAIU at 6:00 before this meeting and they are supportive of this project. She also mentioned about property values study. She asked how you are going to wreck 1st Street?

Jack Frey, 2 Wayne St, Stated that he is opposed to this Text Amendment and he stated that if there is a light put in across the street from his house he will "shoot out the light". He went on to ask if there will be hazardous material ? He said "you are shitting on our community"

Steven Horner, 319 1st St, He stated that the March 1st community meeting was not posted. He recommends that it be posted on the Township website. He asked how this property will be light. He also asked what the hours of operations would be? His concerns are buffers, home sales and property values. This will impact the entire community. He stated he is also against the Text Amendment.

Commissioner Kuntzelman thanked everyone for their comments and concerns.

Paul Hartman said there are no comments from staff or the County yet. He would also like to enter absent board member, Jeremy Smith's comments into record. (attached)

MOTION was made to table the Proposed Zoning Text Amendment for the Commercial Park Limited Zoning District until the next Planning Commission meeting to be held June 14, 2018. **1st by:** Joseph Stine and **2nd by:** Bill Case.

MOTION was made to table the Review and Recommendation of the Proposed Agritourism Ordinance until the June 14, 2018 meeting. **1st by:** **Tim Diehl** and **2nd by:** Jim Wise.

****Meeting was adjourned at 9:17 PM****

Respectfully submitted,
Amy J. Graybill
Recording Secretary
The next meeting is scheduled for Thursday, June 14, 2018