

EAST PENNSBORO TOWNSHIP  
PLANNING COMMISSION

Regular Meeting-----06/14/2018

The monthly meeting of the East Pennsboro Township Planning Commission was held Thursday, June 14, 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, Corey Bray, Jeremy Smith, members of the Planning Commission, Dearan Quigley, Director Housing & Community Development, William Baker, Zoning Officer, John Owen, Assistant Township Manager, Jason Foster, Building Inspector and a list of others attached to these minutes.

Chairman Corey Bray 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 May 10, 2018 meeting.**

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

**The next item on the agenda was a Presentation by Environmental Planning & Design (EP&D) on the East Pennsboro Comprehensive Plan.**

Carolyn Yagle, from Environmental Planning and Design, made a presentation to the Planning Commission Board. She stated she attended the Board of Commissioner's meeting and gave them "homework". She is presenting the feedback from that meeting. She stated there are 10 recommendations : Capital Improvement Planning, Redevelopment/Revitalization/Infill, Revenue Stream Alternatives, Optimized Operations, Parks and Recreation Planning, Ordinance Updates, Enhanced Outreach Strategies, Complete Streets, Alternative Transportation and Parking. Each Commissioner was asked to rank each of those 10 recommendations. Ms. Yagle asked the Planning Commission members to do the same. Rank each as they would see fit or if there is something not on the list, add it. Each of the 10 recommendations is going to have a series of pages in the plan which would include issues, why this item is important and what its function is. It would include the "how to". She asked the board to think about operations, policies, physical improvements, resources to the financial side of this and the effectiveness of that system. Corey Bray asked if there was any thought to how the Township would spend money to meet MS4 requirements that are being passed down to us from the State or Federal Government? He stated that DEP tells us how we are to meet these requirements, they don't tell us how to get there. He stated that the Township has to be careful on

how we spend money that we are also meeting the requirements that the government is forcing us to make.

**The next item on the agenda was Old Business: Request to Table the Proposed Zoning Text Amendment for the Commercial Park Limited Zoning District. Applicants: Cumberland County Industrial Development Authority and TC Summerdale Venture, LLC.**

Dearan Quigley stated that the applicants will be resubmitting potentially in the future with modifications based on public comment and County Planning Commission comments. To date this has not happened and they request this be tabled for the time being.

**MOTION** was made to table the Proposed Zoning Text Amendment for the Commercial Park Limited Zoning District **1st by:** Bill Case and **2nd by:** Joseph Stine.

**The next item on the agenda was Old Business: Review and Recommendation of the Tabled Proposed Agri-Tourism Ordinance.**

Dearan Quigley stated that the Board of Commissioners requested that the Planning Commission take up the discussion of Agri-Tourism Ordinance specifically to amend the uses permitted by right and conditional uses within the Agriculture district. **Jeremy Smith** made a **MOTION** to get a committee together to review the ordinance and come up with recommendations. **2nd by: Tim Diehl.**

**The next item on the Agenda was New Business: Request from the Board of Commissioners to Develop a Historic Building Policy/Ordinance.**

Dearan Quigley stated that the Board of Commissioners requested that the Planning Commission examine the possibility of recognizing historic structures and finding a way to promote an awareness. Tim Diehl asked how is staff made aware of historic structures? Dearan Quigley stated at the moment there is no way.

Bryan Van Sweden, from the Pennsylvania Historical & Museum Commission, reviewed the ordinances or list of properties that have been identified as a historical structure. Paul Hartman asked who typically puts the historical structures on the list? Mr. Van Sweden stated some communities do a voluntary list. He suggested that the same type of process used for Zoning. Designate certain properties as a historical structure. Alicia Stine asked if the home owner would have a choice? She stated that its important because the homeowner was limited in doing repairs on their home that was declared a historical structure. Mr. Van Sweden stated that it would be the Township's choice, but could possibly become an issue if the homeowner applied for State or Federal funding.

Barb Gertzen clarified that the actual context of this motion was proposed by Kristy Magaro, East Pennsboro Township Commissioner. She stated that we need this ordinance to protect these historic homes. She requested that the Planning Commission get the ball rolling on this Ordinance.

**The next item on the agenda was New Business: Request from Board of Commissioners to review and update all Township Ordinances.**

Dearan Quigley stated that the Board of Commissioners would like the Planning Commission to revisit ALL Township Ordinances. They would like you to start sitting down and reviewing these ordinances. He suggested going over the Zoning Ordinance first then looking at the Land Development ordinance next.

**\*\*Meeting was adjourned at 8:15 PM \*\***

Respectfully submitted,  
Amy J. Graybill  
Recording Secretary  
*The next meeting is scheduled for Thursday, July 12, 2018*