

EAST PENNSBORO TOWNSHIP
PLANNING COMMISSION

Regular Meeting-----07/18/2018

The monthly meeting of the East Pennsboro Township Planning Commission was held Thursday, July 18, 2018 in the Township Community and Municipal Building, 98 South Enola Drive, Enola, PA.

Those present were: Tim Diehl, William Case, Paul Hartman, Corey Bray, Jeremy Smith, and Jim Wise, members of the Planning Commission, Dearan Quigley, Director Housing & Community Development, William Baker, Zoning Officer, John Owen, Assistant Township Manager, Jason Foster, Building Inspector, Erik Owen, Fire Chief, Jared Hockenberry, Township Engineer, Mark Green, Police Chief, John Kuntzelman, Township Commissioner, George Tyson, Township Commissioner, Skip Magaro, Township Commissioner 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 June 14, 2018 meeting.

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

The next item on the agenda was a Presentation by McNees, Wallace & Nurick, LLC concerning the Revised 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.

Charles Courtney from McNees, Wallace & Nurick, LLC presented the Proposed Text Amendment. Mr. Courtney stated they presented a draft zoning amendment back in May. He stated that since May, based upon feedback, they are presenting a revised zoning amendment. Mr. Courtney stated that there has been several failed attempts to develop this land. He stated if you compare traffic generations from an office-retail complex of the size that was originally contemplated for this site, this project, as compared to that, traffic will be cut by 50%.

Andrew Mele from Trammell Crow Company, stated that the Company did speak to the community of Summerdale and had a community engagement team on the ground to find out what is on the mind of those residents of the East Pennsboro Township. Trammell Crow have letters that residents signed in support of this project. Mr. Mele stated that this plan is a revision to what was presented in May. Building #1 was reduced by in size by a little over 30,000 square

feet. They did that by pushing the building away from First Street. The original text amendment had a building setback of about 100 feet and that has been pushed back to 150 feet in the revised text amendment.

Sil Lutkewitte, from 200 First Street Associates stated that they partnered with Trammell Crow Company to develop this property. He stated they spoke to several groups who have experience in moving houses, they came back with that the house couldn't be moved. They just couldn't get assurances that it could be moved in once piece. They also couldn't get insurances that nobody would get hurt in the process. He stated that the agreement they have currently is the donation to the Historical Society as well as preservation of some of the material of the house. He stressed that they are interested in preserving the house and moving the house into an area that would serve the Historical Society better.

Charley Courtney went over the PowerPoint Presentation. See Attached.

Planning Commission Board member, Jim Wise stated that his concern is what are the ramifications to the tax payers in this Township? He also stated he believes that the Township has already paid upward of \$400,000.00 to support this land purchase. He doesn't personally believe that the Township should have ever been involved in purchasing speculative land. He doesn't think this project should be tabled and he thinks this is a very good project.

PUBLIC COMMENTS

Thomas Reese, 607 Mountain St, his concerns were the 150 setbacks from the road. He stated that these are trucking terminals and trucks will be coming in and out every day. He also stated there was not one house on the diagram that was shown.

Dan Hersh, 316 First St, stated that he feels that the Board is being pressured to make a decision due to the grant running out.

Danielle Jacobs, 305 First St, stated as a business owner she understands the need for the Township to recoup the profit on this field. But she asks that the Board to protect the Village of Summerdale. She also stated that the facts were twisted by the presenters and has broken trust within the community.

Tim Mertz, 314 Fourth Street, stated that nobody in Summerdale wants this. He stated that the feedback that was given to the Board, that not one person in Summerdale that signed those letters. He addressed Mr. Wise and stated that the people of Summerdale didn't make the deal to purchase this land. He also stated that our property values will plummet and he stated to Mr. Wise that being that you are a Real Estate Agent, you would never, ever have this next to your house.

Lisa Beatty, 13 Patricia Drive, stated that she is the president of the Condoquinet Watershed Association. She stated she is concerned about the environment, water quality, air pollution.

Jack Frey, 1st Street and Wayne and 311 1st Street, he stated that there will be decreased property values along First Street and the homes will have to be reassessed.

Andrew Mauer, 500 1st Street, stated that the left turns will not work into our village because there is not enough room. He suggested homes or old folks homes and not a trucking terminal.

Mark Deveney, 912 Valley St, Thanked the Planning Commission and the Board of Commissioners. He said we are not making any more land, and the amount of traffic coming down Valley Road is astronomical. He feels there should be limitations such as weight limits and speed limits. He asked who is going to enforce the laws for speeding or the weight limits coming down Valley? He doesn't feel it will be the State Police, it will be East Pennsboro Police.

James Leonard, 65 Pine Ridge Circle, He was representing the Historical Society of East Pennsboro. He gave a brief history lesson. He was appreciative of Mr. Sil and what he had to say about preserving the house.

Barbara Gertzen, 835 Magaro Rd, stated that the Longsdorf house has been accepted by the Cumberland County Historical Society on the preservation watch list. She asked why not revisit the empty spaces in East Pennsboro? Are none viable? She stated that zoning can be changed.

George DeMartin, 25 Hillcrest Rd, stated that he is on the Board of Directors for the East Pennsboro Historical Society and was on the Board of Commissioners for East Pennsboro Township. Stated that they are trying to protect the community of Summerdale. He stated that he is on the committee to save the Longsdorf house and this is the most historic site in East Pennsboro Township.

Jim Hertzler, 920 S. Humer St, stated he wanted to thank the Planning Commission for their service. He has been a citizen of East Pennsboro for 40 years, Cumberland County Commissioner as well as serving on the School Board. He went on to state that the East Pennsboro Board of Commissioners has the final say to this project. He provided the Planning Commission a copy of his comments. He stated he reviewed modifications by the developer in their attempt to satisfy some of the comments. He stated that Commercial Park Limited Zoning district excludes warehouses as a authorized use.

Rebecca Burke, 27 Johns Dr, stated that she doesn't agree with advancing this project due to the grant period contract. She doesn't want to see this project rushed.

Christine Musser, Hogestown Road, Silver Spring Township, stated that there was a jackknifed tracker trailer near where Charles Courtney was speaking of. She stated that in Silver Spring Township there are many empty warehouses today.

Karen Mohler, 910 Valley St, expressed her concern regarding excessive traffic and empty warehouses.

Dan Rapak, 208 Belle Vista Drive, stated that the traffic will be an issue with this project and asked don't take the Village of Summerdale and East Pennsboro Township down to the level of the people's republic of New Jersey.

Ron Blaugh, 7 Logan's Run, stated that this project is asking the Planning Commission and Board of Commissioners to change the zoning map. He asks that this project not be recommended to the Township Commissioners.

Jayne Farringer, 317 1st St, asked the board if they would like this facing their homes and what is going to happen with these buildings 10 years down the road? She asked Jim Wise, how much would our house depreciate with this project in front of it?

Christy King, 207 1st St, She stated she does not support the text amendment change. The purpose of zoning laws are to regulate the impact of land use that may not be in the best interest of the people. How will light industrial uses benefit residents of Summerdale? Traffic concerns have not been addressed.

Sam Poole, 200 Front St, stated that he has only lived here 5 years. He thinks there are two commitments that the board is dealing with, one is the grant money and the other is the promise not to have warehouses.

Marilyn Murphy, 3514 Beech Run Lane, she asked Trammell Crow Company what they are going to do to mitigate the air pollution that will happen because of the diesel trucks?

Karl Smith, 1554 Newville Rd, Carlisle, He asked what percentage of the tax money will go to the Township? He said he sees a zoning issue. Please don't compromise zoning.

Jim Wisler, 78 Front St, stated it's a shame that we have to have a trucking warehouse on a beautiful piece of property that has historical significance.

Dan Hackenburg, 308 3rd St, He asked what is exactly going in there? How much more additional traffic?

Alicia Coble, 319 4th St, Stated she has issues with the pollution that would include light pollution, noise pollution and air pollution. She stated that the traffic will be bleeding into the streets of Summerdale. Where is all the traffic going to go?

Lisa Coyne, East Pennsboro Township Solicitor, asked Charles Courtney and Andrew Meley... The April 23rd submission has been withdrawn as far as the consideration for the text amendment? Mr. Courtney stated that the application for an amendment is still pending and what has changed is the amendment that goes with the that application. Mr. Courtney stated that he is asking the board to review the same subject matter and the amendment I would like them to take action on, is the amendment that is before them. Ms. Coyne asked the amendment that is before them is the one that was submitted on the 28th of June? She also stated that the County would be reviewing the amendment on July 19th. Mr. Courtney stated that with the current amendment there are no new elements it's all more restrictive.

The next item on the agenda was review and Recommendation of the tabled Proposed Zoning Text Amendment for the Commercial Park Limited Zoning District and/or the Revised Proposed Zoning Text Amendment for the Commercial Park Limited Zoning District.

MOTION was made to table the Proposed Zoning Text Amendment for the Commercial Park Limited Zoning District and/or the Revised Proposed Zoning Text Amendment for the Commercial Park Limited Zoning District until County reviews the text amendment and see what they recommend. **1st by: William Case 2nd by: Paul Hartman**

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

MOTION was made to table the Review and Recommendation of the Tabled Proposed Agri-Tourism. **1st by: Tim Diehl and 2nd by: Jeremy Smith.**

****Meeting was adjourned at 10:30 PM ****

Respectfully submitted,
Amy J. Graybill
Recording Secretary

The next meeting is scheduled for Thursday, August 9, 2018.