

EAST PENNSBORO TOWNSHIP
PLANNING COMMISSION

Regular Meeting-----August 9, 2018

The monthly meeting of the East Pennsboro Township Planning Commission was held Thursday, August 9, 2018 in the Township Community and Municipal Building, 98 South Enola Drive, Enola, PA.

Those present were: William Case, Corey Bray, Jeremy Smith, Tim Diehl , Joseph Stine, Paul Hartman and Jim Wise, members of the Planning Commission, Dearan Quigley, Director Housing & Community Development, Bill Baker, Zoning Officer, John Kuntzelman, Member of the Board of Commissioners, Jared Hockenberry, Township Engineer, John Owen, Assistant Township Manager, Erik Owen, Fire Chief, Steve Hoffman, Cumberland County Planning 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.

APPROVAL OF MINUTES: MOTION to approve the minutes from the July 12, 2018 meeting 1st by: Jim Wise , 2nd by: Jeremy Smith.

The first item on the agenda Public Comment for Non-Agenda Items (Limit 3 minutes/person.

George DeMartin spoke first and asked the Planning Commission approve a motion to forward the Historic Overlay concept to the Board of Commissioners for their review and consideration.

Corey Bray stated that the Planning Commission Board has been asked to review ALL Township Ordinances and that right now they are tackling Agritourism and several issues that have come up with that subject. He stated the Board is likely to move on this ordinance in the September meeting. The next item is the Historic Building policy. He stated they are not ready to move something on to the Board of Commissioners at this time.

Danielle Jacobs, 305 First St, asked what is the new sign ordinance? Corey Bray stated that the Board tweaked the Ordinance to include Electronic Message Boards. Several people wanted to use these digital message boards and we wanted to control how those were shown and what messages were displayed.

WORKSHOP

3. Agritourism Ordinance Development: The Board got together and have come up with edits and will finalize and make a motion on this at the September Meeting.

Historic Building Policy/Ordinance Development: Corey Bray said after the Agritourism is complete the Board will begin looking at this Ordinance.

Request from Board of Commissioner to review & update all Township Ordinances: Corey Bray stated that the Planning Commission board will get to them.

OLD BUSINESS

6. Review and Recommendation of the tabled Revised 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.

Charley Courtney, McNees, Wallace and Nurick, stated that he has no presentation this time. The amendment has be re-revised. The design standards for the light industrial use prevented loading areas from facing residential areas, it didn't limit them specifically to buildings having only one side of loading. This was the change that was made to the amendment. It would allow loading only on one side of the building and can't face a residential area. This revised version went to The County Planning Commission. It was reviewed in July. The Longsdorf house has come up in comments in the last couple meetings. Approval modification of agreement of sale to be restored to original and relocated.

Corey Bray asked Steve Hoffman from Cumberland County Planning Commission for a brief overview on the comment letter. Steve said that the plan was in some ways consistent and some ways not consistent. The county comp plan specifically mention that warehouses are not a considered a light industrial use its considered an industrial use. Steve Hoffman stated that the County recommended disapproval.

PUBLIC COMMENTS

John Saussaman, 205 Third St, Summerdale, asked Jim Wise, Planning Board member, if he had any affiliation with anyone or any financial gain? Jim Wise stated he has no affiliation and that he is a residential real estate agent.

Andrew Mauer, 500 First St, Summerdale, asked how big will the turning lane be coming north on 11/15? He also asked to take into consideration the amount of traffic. He stated he doesn't think its feasible.

Dan Rapak, 208 Belle Vista Dr, Enola, stated that he was at the County Planning Commission meeting and he stated that something have been said about being incompatible with the area. Bottom line is this is NOT compatible with the area.

Christy King, 207 First St, Summerdale, She asked if this zoning change is supported and what is the impact of this change? There is no other commercial area in the township that abuts residential zoning. She also stated that the applicant didn't provide residential homes in the plan, so therefore it's an incomplete picture. She said the land was purchased to prevent this from happening.

Danielle Jacobs, 305 First St, Summerdale, She asked if this was a "bait and switch" plan?

Jane Farringer, 317 First St, Summerdale, Stated that this project is incompatible with residents of Summerdale as the County Planning stated. She also stated that the letters received by the Board, were most likely "renters" and not property owners.

Dan Hersh, 316 Third St, Summerdale, Stated that he is a 55 year resident of the Township. It's a quiet neighborhood, and he asked the applicants if the plan is compatible with you? Do you want to live next to this "beautiful" facility?

Megan Beissal, 407 Mountain St, Summerdale, She has lived there for 25 years. She stated that this project doesn't make sense.

George DeMartin, 25 Hillcrest Rd, Enola, Stated that 200 First St Associates presented the Historical Society the option of moving the house at their expense and putting in new foundation. In that proposal, they wanted us in return to support their proposal of the text amendment.

Jim Hertzler, 920 S. Humer St, Enola, Stated that he asked the Planning Commission Board to listen to the residents of the community because the residents actually own that property. The property was never intended to become a warehouse.

Corey Bray asked the Board if there is any discussion prior to making a motion. Paul Hartman, Board Member stated that Steve Hoffman, County Planning Department, said that warehousing is still in this new text amendment and pretty much wide open as to what they want to do. Corey Bray stated that this area is not zoned for residential properties. He stated that while he can't make a motion, he is not in favor of the Text Amendment. Bill Case stated he wanted to table this last month to see what the County comments were and he wanted to see firsthand what the traffic issues are. He wanted to make it clear that he is not in favor of the text amendment, but when he looks at what it's going to create and he needs to walk away from that. Jim Wise stated that he has lived in this area 40 some years. He said he cares about this Township and his children graduated from East Pennsboro Schools. But he said we have to look at the total community here. We have a tax problem here at the Township. Taxes are much higher and providing less than what Hampden Township does.

Alicia Stine, 1 Windswept Way, Enola, asked what the repercussions would be for the Township if this project wouldn't go thru? Will it impact the Township? She stated that this question is going to the Board of Commissioners.

Corey Bray stated that this Board is just a recommending Board and we do not have all the financial background. He wanted to make it clear that that area is zoned Commercial. It's not zoned Residential, there are a lot of potential other developments that could go there and could meet our current zone, and if something comes in that meets the current zone, we as the Planning Commission, would have to recommend approval legally to develop that land that meets the current zoning requirements.

Tim Diehl stated that the likelihood it gets developed without any sort of grant is slim to none. He stated that as the Planning Commission we need to consider that, which is why I am in favor of the Text Amendment.

A roll call was taken to disapprove the Zoning Text Amendment, 5 in favor of disapproving and 2 were opposed to disapproving.

MOTION: To recommend disapproving the Zoning Text Amendment for the Summerdale Tract, 1st by Bill Case, 2nd by Jeremy Smith.

NEW BUSINESS

Review of and Recommendation of:

- 7. Application 18-002- Minor Subdivision for 91 Pepper Ave
R-1 Zoning District; 0.965 Acres; 2 Lots
Tax Parcel Number: 09-14-0834-014
Time expires: 10/10/118**

MOTION: to recommend approval of the waiver of the requirement for preliminary plan (§ 22-306- Preliminary Plan Procedures) and to accept submitted plan as the final plan. **1st by: Jim Wise 2nd by: Joseph Stine**

MOTION: to recommend approval of the waiver from requirement to widen street (§ 22-506.3B) **1st by: Corey Bray 2nd by: Joseph Stine**

MOTION: to recommend approval of the plan with the following conditions: Receipt of a "will serve" letter from the Water Company and addressing staff comments. **1st by: Corey Bray 2nd by: Joseph Stine**

- 8. Application 18-003 - Minor Subdivision for 18 & 23 Acri Meadow Road
R-1 Zoning District; 1.137 Acres divided two lots, 0.573 of which is added to existing 1.137 Acres divided two lots, 0.573 of which is added to existing 1.893 Acres, Tax Parcel Number: 09-16-1054-001A (18 Acri Meadow); 09-16-1054-003 (23 Acri Meadow) Time Expires: 10/10/18**

MOTION: to recommend approval of the waiver of the requirement for preliminary plan (§ 22-306- Preliminary Plan Procedures) and to accept submitted plan as the final plan. **1st by: Bill Case, 2nd by: Jim Wise**

MOTION: to recommend approval of the waiver of requirement for plans to depict contours (§22-309.C.2- Contours) , soils and steep slopes and requirement to delineate wetland areas (§22-309.B.3- Soils/Steep Slopes) subject to the condition that a note be added to the plan that

any future improvement to the site will require new plans which depict contours, soils and steep slopes and which delineate wetland areas. **1st by: Paul Hartman, 2nd by: Tim Deihl**

4. **MOTION:** to recommend approval of the waiver of requirements to install Public sidewalks. (§ 22-309.C.7-Proposed Sidewalks) **1st by: Paul Hartman, 2nd by: Tim Deihl**

****Meeting was adjourned at 8:30PM.**

Respectfully submitted,
Amy J. Graybill
Recording Secretary

The next meeting is scheduled for Thursday, September 13, 2018 @ 7:00PM