

EAST PENNSBORO TOWNSHIP  
PLANNING COMMISSION

Regular Meeting-----December 13, 2018

The monthly meeting of the East Pennsboro Township Planning Commission was held Thursday, December 13, 2018 in the Township Community and Municipal Building, 98 South Enola Drive, Enola, PA.

Those present were: William Case, Corey Bray, Tim Diehl and Paul Hartman, Joseph Stine members of the Planning Commission, Dearan Quigley, Director Housing & Community Development, Bill Baker, Zoning officer and Jared Hockenberry, Township Engineer.

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 November 8, 2018 meeting 1st by: Paul Hartman 2nd by: Bill Case

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

No public comments.

**OLD BUSINESS**

**Board Members Discussion Items**

No Discussion.

**NEW BUSINESS**

**Presentation of First Watch Final Land Development Plan: Application #18-005, OA Zoning District, 1.31 Acres (Pad Site 4), Tax Parcel 09-19-1590-129A-U4.**

Chris Dellinger from Herbert, Rowland and Grubic presented the plan to the board. He stated this is pad site #4 of the Camp Hill Commons. He stated that First Watch is a daytime café serving breakfast and lunch. The establishment would close at 2:00PM. The restaurant is a 3600 square feet with the associated parking. He stated that the stormwater was already taken care of.

Tim Diehl asked if the restaurant is a chain restaurant? Mr. Dellinger stated that it is a chain restaurant. Tim also asked what the size of the delivery vehicle? Mr. Dellinger stated it would be a WB50. Tim also asked about the parking setbacks. Bill Baker stated that the setbacks are 10 feet from the building.

Corey Bray asked if the different “pad sites” could be labeled on the plan? Mr. Dellinger stated that they could but he didn’t it would bring much value to the plan. He also stated that the handicap ramp needed a depressed curb.

Paul Hartman asked if there could be more handicap parking spots? Mr. Dellinger stated that they meet the code as far as what is required. He stated there are three spots and we just meet the requirement for three.

**Recommendation of First Watch Final Land Development Plan: Application #18-005, OA Zoning District, 1.31 Acres (Pad Site 4)**

**MOTION** to approve the Final Land Development Plan for First Watch as presented on the condition of staff comments being addressed and labeling the lots as suggested by the Planning Commission Board. 1<sup>st</sup> by: Tim Diehl 2<sup>nd</sup> by: Paul Hartman.

**UPDATE**

CPL Text Amendment

Dearan Quigley stated that it goes back to the County Planning Department on December 20<sup>th</sup> (in the morning) for the modifications that they had requested and what staff thought was relevant. The Board of Commissioners will act on the Amendment the same day in the evening.

Comprehensive Plan

Dearan Quigley stated that it will be on the agenda for the County Planning Department on December 20<sup>th</sup> in the morning as well. It is to be enacted on January 9, 2019 Board of Commissioner’s meeting.

Trask Zoning Map Change Request & Proposed Zoning Text Amendment

Dearan Quigley stated that their attorney has drafted the ordinance/amendment. The Solicitor will be directed to advertise it January 16, 2019.

**WORKSHOP**

Jared Hockenberry stated that the Board of Commissioners has had some discussion about our Stormwater ordinance and the threshold of 1,000 square feet. Board has authorized staff to work with the Solicitor to advertise a change of ordinance to raise that threshold up to 5000 square feet before you need to submit a stormwater plan. He stated it should exclude about 99% of Single Family homes.

Bill Baker stated that he would like to start going over a Parking Ordinance in the beginning of the year. He said it’s becoming a problem in certain areas.

**\*\*Meeting was adjourned at 7:30PM**

Respectfully submitted,  
Amy J. Graybill  
Recording Secretary

The next meeting is scheduled for Thursday, January 10, 2018 @ 7:00PM