

EAST PENNSBORO TOWNSHIP
PLANNING COMMISSION

Regular Meeting-----FEBRUARY 14, 2019

The monthly meeting of the East Pennsboro Township Planning Commission was held Thursday, February 14, 2019 in the Township Community and Municipal Building, 98 South Enola Drive, Enola, PA.

Those present were: William Case, Tim Diehl and Paul Hartman, Jeremy Smith and Sam Pool, members of the Planning Commission, Dearan Quigley, Director Housing & Community Development, Bill Baker, Zoning officer.

Paul Hartman chaired the meeting and called the meeting to order at 7:00 PM.

APPROVAL OF MINUTES: *MOTION to approve the minutes from the January 10, 2019 meeting 1st by: Jeremy Smith 2nd by: Tim Diehl.

Correction noted by Jeremy Smith that his name was not listed as those present at the January 10 2019 meeting

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

No public comments.

OLD BUSINESS

Updating Part 21 of the Current Zoning Ordinance (Parking)

Dearan Quigley stated that this topic was discussed at the last meeting. It pertains to relocation of parking requirements from Zoning into the SALDO. There has been a subsequent proposal which would amend the Zoning to provide for review of the requirement of the Board of Commissioners. He also stated moving it into Land Development Ordinance does give it a greater degree of flexibility. Tim Diehl asked what mechanism the Board would approve? Dearan stated that there is already language in the Zoning ordinance that the zoning officer and/or Board of Commissioners may chose to amend the parking ordinance. Dearan stated that the safer route from a staff perspective is to move it into the Land Development until we have an opportunity to review it. The problem that we run into with Zoning is that there isn't a hard-ship and makes it an obstacle if someone was to go in front of the Zoning Hearing Board.

The Planning Commission agreed the MOTION STAYS THE SAME.

NEW BUSINESS

Presentation by Chris Knarr concerning a potential Zoning Text Amendment request for the Professional Office Zoning District (PRO)

Chris Knarr from McNees, Wallace & Nurick, LLC presented the potential Zoning Text Amendment on behalf of the property owner, Sean Fitzsimmons. He owns the property along Center Street across from Highmark. Mr. Fitzsimmons and his wife would to open a Cosmetology Salon. There is only one Professional Office District in the Township and that is along Center Street. He stated that his client would like to enhance the community by having a small business in that area. He went on to say that it's an ideal location along Center Street. Currently, Cosmetology salons are defined in the Zoning Ordinance as a Personal Service and a Personal Service business are not permitted in the Professional Office District (PRO). The applicant is looking to present to the Board tonight and get your input, ideas and see if this would be a compatible use and if this makes sense in this District, before they would present before the Board of Commissioners. He stated they are looking for a consensus to see if this would have merit in this District. He went on to say that the Professional Office District is primary oriented toward professional and office type uses. He said looking at the Ordinance; a cosmetology salon could be considered a professional office because it a practice of profession by an individual or individuals entitled to practice under the laws of the Commonwealth.

New FEMA FIRMs scheduled to be released for Preliminary Review in April/May

Bill Baker stated that the new Floodplain maps are to be released April/May. He said that as soon as it comes in we will have 90 days to do an ordinance and get it passed. Dearan stated that the maps we have seen so far have been an expansion of the floodplain and a couple areas where there have been a reduction. It would benefit residents by reducing insurance rates and starts to remove repetitive losses and blighted structures.

UPDATE

Workshop

Update Zoning Ordinance

Bill Baker said that we had our first meeting. Present were Tim and Sam and himself. He said they went over some parking information and some Section 19 which is the Supplemental Regulations. He said he would like to create a calendar for these meetings before we leave tonight.

The next Workshop meeting will be held March 11, 2019 @ 5:30PM. Bill Baker stated that we will try to do the 2nd Monday's of the month. Dearan stated that we will send the Board agenda/areas of focus for these workshops for the Board to narrow in on.

****Meeting was adjourned at 8:00 PM****

Respectfully submitted,
Amy J. Graybill
Recording Secretary

The next meeting is scheduled for Thursday, March 14, 2019 @ 7:00PM