

EAST PENNSBORO TOWNSHIP  
PLANNING COMMISSION

Regular Meeting-----MARCH 14, 2019

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

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

Corey Bray chaired the meeting and called the meeting to order at 7:00 PM.

**APPROVAL OF MINUTES: \*MOTION** to approve the minutes from the February 14, 2019 meeting 1st by: Paul Hartman, 2nd by: William Case

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

No public comments.

**Presentation(s)**

The third item on the Agenda is a Presentation of Proposed Zoning Text Amendment by McNees, Wallace & Nurick, LLC on behalf of applicant, Vada Studio Suites, LLC to add § 27-1302.1.S *Personal Services* to the Permitted Uses in the Professional Office (PRO) Zoning District.

Christopher Narr from McNees, Wallace & Nurick and Sean Fitzsimmons from Vada Studio Suites, LLC presented the proposed Zoning Text Amendment. Mr. Narr stated that there were in front of the Planning Commission last month to give the Commission an overview of the concept of the Amendment. He stated subsequent to that meeting, they went back and submitted an official application and check. He stated that Cumberland County Planning Department has returned their comments and report, which all the Planning Commission members received. He went over the highlighted comments from the County Planning's report which were: It is consistent with future land use map, encouraging a mixture of land uses in an area that would increase economic development as well that this Professional Office Zoning District ( PRO) is the only Commercial Zoning District in the Township that does not permit Personal Services.

Jeremy Smith asked if there were any changes from last month to this month? Mr. Narr stated that the only change was that the East Pennsboro Township Board of Commissioners adopted the Comprehensive Plan and they did make reference to it.

**MOTION** was made by Jim Wise, to accept the Zoning Text Amendment move the proposed Zoning Text Amendment along. 2<sup>nd</sup> by: Samuel Poole.

**The fourth item on the Agenda was the Presentation by James Ross from NAI CIR concerning a potential Zoning Text Amendment request for the Commercial General Zoning District. (CG)**

James Ross, associate broker with NAI CIR Commercial Real Estate firm stated that he is here for the Applicant who has a landscaping business and that particular use is not outlined anywhere in the Zoning Ordinance. He also stated that there potentially is some action to include this in the Commercial General District and possibly the Commercial Limited Zoning District.

Dearan Quigley stated that it is staff's recommendation going forward in the re-writing of the zoning ordinance to include landscaping businesses in the some of the Commercial Districts, specifically Commercial General because some of those businesses are non-conforming uses. He also stated that landscaping businesses are not in any zoning district as a "permitted use by right".

Mr. Ross stated that this business would primarily be storage of equipment and vehicles and not retail activity.

Tim Diehl asked if this would be a Text Amendment and not a Use not provided for? Dearan Quigley stated correct, because it's something we already have a non-conforming uses that are of that particular sort, there is no reason not to actually create this, but that is the Planning Commission and Board of Commissioners purvey.

Paul Hartman stated his only concern would be the noise. He said that skid-loaders have a back-up beepers.

Dearan Quigley stated that there is time restraints on when construction activity can take place as well as buffering would be required. He also reminded the Planning Commission that this presentation is just a general presentation to get a feel from the Board whether or not you have substantial concerns or questions so that those are answered.

**Old Business**

**Review Part 21 of the Current Zoning Ordinance (Parking)**

None.

**\*\*Meeting was adjourned at 8:03 PM\*\***  
Respectfully submitted,  
Amy J. Graybill  
Recording Secretary

The next meeting is scheduled for Thursday, April 11, 2019 @ 7:00PM