

EAST PENNSBORO TOWNSHIP
PLANNING COMMISSION

Regular Meeting-----APRIL 11, 2019

The monthly meeting of the East Pennsboro Township Planning Commission was held Thursday, April 11, 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, Jared Hockenberry, Township Engineer, Steve Hoffman, Cumberland County Planning Department, and John Kuntzelman, East Pennsboro Township Commissioner.

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 March 14, 2019 meeting 1st by: Jim Wise , 2nd by: William Case

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

John Kuntzelman, Township Commissioner thanked the Planning Commission for volunteering their service.

NEW BUSINESS

The third item on the Agenda was Application 19-001- Final Land Development for the Camp Hill Commons Comfort Suites Hotel and Restaurant (to be determined)

Hotel: 100 Bar South Drive, Restaurant: 50 Bar South Drive

Office-Apartment (OA) Zoning District

4.27 Acres (Pad Site 3)

Tax Parcel Number: 09-19-1590-129

Time Expires: 07/10/19

Chris Dellinger, PE from Herbert, Roland and Grubic presented the application to the Board for the third time. He stated that First Watch Restaurant is under construction. The Hotel will be a Comfort Suites Hotel for sure and the restaurant on this pad is to be determined. The restaurant will fit in that pad. It will be a sit-down, casual restaurant. The stormwater was previously sized for this. An updated traffic memo was done to supplement the original traffic study to make sure the assumptions made during the original are still okay based on the number of rooms. It is a 5-

story hotel. He stated they submitted early before the submittal deadline to give the staff to do a review and get their comments to give the Planning Commission a clean plan to look over.

Jim Wise asked who is building this? Mr. Dellinger stated that Triple Crown is part owner and builder.

Mr. Dellinger stated that the Zoning Ordinance has two parking requirements for restaurants. The first one there is a certain number of spaces per square foot and the other one is based on the occupancy. He stated that they have calculated and have provided 67 spaces for the restaurant and 117 required spaces for the Hotel for a total of 184, but we are providing 208 spaces which would allow for 24 extra spaces are more than enough to satisfy the occupancy requirements. He stated that one of the other issues on the first set of plans had two different dumpster locations in areas that we didn't really like them in, but they complied with the ordinance. He stated they requested a variance for a shared dumpster facility for the two. The dumpster will actually be built in with retaining walls around the dumpster.

Corey Bray stated that the slop is pretty bad going along House Ave going down towards the Hotel. He asked if the township will require sidewalks along House Ave? Jared Hockenberry stated that the Township Commissioners waived the sidewalk requirements. Corey also stated that along South Bar Drive, there are five different points of access now and especially along Poplar Church Road. He stated that the entrance is very close to Poplar Church. He asked if the Drive could be moved to become a "T" intersection with Sheetz and move the intersection with the restaurant across the intersection of the retail? He stated he feels that this will make for a dangerous road having 5 points of access along that short distance of a road.

Steve Hoffman stated that he had the same comment from the County. He stated that he thinks there is 100 feet between each access point, which isn't much considering there are 5 of them.

Mr. Dellinger stated that he would love to do that, but it just doesn't work. He looked at options to try to fit one in to make it a four-way with the Sheetz, but with the configuration with the hotel and trying to spread the parking lot out evenly, unfortunately this is the option that would work with the size and shape of the buildings. Mr. Dellinger stated that this is a private street and no different than a shopping center that has access drives coming out all over the place. Bar South is an access drive within a parking lot and is very common within this situation and not a public street.

Corey Bray stated that he thinks we make that a recommendation that this get investigated to help with safety and egress onto South Bar Drive onto Poplar Church. He also stated that the overhead electric comes down House Ave and it's along the right-of-way. He said that there is Leyland Cypress evergreens that are 60 foot tall and under 20 foot high electric lines that are being planted. He asked that the applicant check with PP&L to see if they will allow this. Mr. Dellinger stated that PP&L might not want them there, but we can put them there and they may have to trim them later. Corey asked for a letter from PP&L stating that the applicant is okay to plant them where they have them.

Tim Diehl asked Mr. Dellinger to describe the overall pedestrian circulation that is intended for Bar South Drive? Is there a crosswalk? Mr. Dellinger stated that there is an existing crosswalk. Tim reiterated that there is an internal circulation coming into the Hotel and Restaurant Pad? Mr. Dellinger stated that yes, there is. Tim also asked about the loading space/dock, will there be defined loading space/dock? Mr. Dellinger said that the loading area is actually part of the access drive. The curb is labeled fire/loading area designating that spot.

Corey Bray asked a question to Dearan Quigley about how does the Planning Commission comments to the Board of Commissioners? Dearan stated that the board can make a recommendation to approve with recommendations that items are addressed then the board can ultimately Yah or Nah, the board can recommend denial of the plan and give those as reasons to the denial. The Planning Commission is recommending or suggesting that this is a good or bad plan and provide items that need addressed.

MOTION was made by Tim Diehl to table the plan and have the applicant come back in May and address the Planning Commission's concerns. 2nd by: Jim Wise.

Mr. Dellinger made a comment to not table the plan; it would not be of value to have the applicant come back. He requested that the board makes a motion to express your desires and the applicant can make those changes before we would go in front of the Board of Commissioners.

MOTION withdrawn by Tim Diehl, 2nd by Jim Wise.

2nd MOTION was made by Paul Hartman: To approve the plan and move to Board of Commissioners' with the following recommendations: 1. Receiving the Zoning Hearing Board's findings of Fact after the Appeal Process 2. Right/Right out only at first entrance from Poplar Church Road. 3. Check into the trees under the PP&L power lines 4. Clean up zoning/site notes on plan itself 5. Show all existing walkways and internal circulation routes and look at the ADA ramps. 2nd by: William Case.

The recording secretary requested a ROLL CALL on this motion and is as follows:

Jim Wise- Nay
Sam Poole- Yeah
William Case- Yeah
Corey Bray-Nay
Paul Hartman- Yeah
Jeremy Smith- Yeah
Tim Diehl- Nah

The fourth item on the agenda was Robert Walker, on behalf of his client, Central Penn College, will present the official presentation for a Text and Map Amendment and the New Overlay District.

Applicant was not present to make presentation for his client, Central Penn College and the Planning Commission was waiting for Cumberland County Planning comments.

****Meeting was adjourned at 8:34PM****

Respectfully submitted,

Amy J. Graybill

Recording Secretary

The next meeting is scheduled for Thursday, May, 9, 2019 @7:00 PM