

EAST PENNSBORO TOWNSHIP
PLANNING COMMISSION

Regular Meeting-----MAY 9, 2019

The monthly meeting of the East Pennsboro Township Planning Commission was held Thursday, MAY 9, 2019 in the Township Community and Municipal Building, 98 South Enola Drive, Enola, PA.

Those present were: William Case, Tim Diehl, Paul Hartman, Sam Pool, Corey Bray and Jim Wise, members of the Planning Commission, Dearan Quigley, Director Housing & Community Development, Jared Hockenberry, Township Engineer and Steve Hoffman, Cumberland County Planning Department.

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 April 11, 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.

NONE

NEW BUSINESS

**The third item on the Agenda was Application 19-002- Final Land Development for the East Pennsboro Elementary School
Proposed Building Addition of 17,271 Square Feet
Single-Family Residential (R-1) Zoning District
79.43 Acres
Tax Parcel Number: 09-13-1000-009
Time Expires: Wednesday, August 7, 2019**

Timothy DeWire, Project Manager from K & W Engineers presented the plan and stated that the purpose of the project is to reallocate students to the district's elementary school from the middle school. He stated that the 5th grade class would be moved from the middle school to the East Pennsboro West Creek Hills Elementary school. It would increase student population of an estimated 110 students and 10 staff. The additions would be at the rear of the building. The size of the proposed addition is 17,200 square feet is about a ½ acre in size.

Tim Diehl asked what the approximate increase in impervious coverage? Mr. DeWire stated that it would be 9.6%-9.8%. He stated it would be 2/10th of a change. Tim Diehl also asked if the rain

garden would be fenced? Mr. DeWire stated that they do have a fence proposed but the district is indicating that their preference would be not to have a fence there. Corey Bray asked how long the water would stay in there? He also stated the he is surprised that the District does not want the fence there? Mr. DeWire stated that he thinks the reason is a maintenance concern. Tim Diehl stated that his concern is the safety of the students and suggested a non-climbing fence?

Corey Bray asked Mr. DeWire, you are requesting two waivers related to stormwater, if it overflows where would the emergency spill water go? Mr. DeWire stated that it would push out down towards the creek.

Tim Diehl asked about how the Zoning ordinance treat the parking issues? Dearan Quigley stated that the Zoning Ordinance would indicate that all 117 needs to be marked and identified because there is a size restriction for those. To modify that below the 117 required parking spaces, would require a Variance.

MOTION was made by Tim Diehl to recommend conditional approval of the preliminary/final land development subject to addressing staff comments, fire, zoning, County and Engineering as well as the three waivers: §22-306 Submission of a Preliminary Land Development plan, §22-713.1.B, Pertaining to existing cover conditions for modeling purposes and §22-715.6.A Pertaining to providing one foot (1) of Freeboard above the maximum pool elevation for the one-hundred year (100-year) design storm assuming outlet structure one hundred percent (100%) clogged to recommend conditionally approve the plan and waivers as stated. 2nd by: Bill Case.

The fourth item on the agenda was Robert Walker, on behalf of his client, Central Penn College for the Proposed Zoning Text and Map Amendment to create a new College Overlay District.

Robert Walker, Attorney representing Central Penn College. Mr. Walker stated that this has been in play for over a year and half. It started under prior administration at the College. The concept has been to achieve a few items. It would be consolidation of existing parcels, to address the zoning in the area at the college. The existing zoning at the College is a couple different zoning destinations, such as Agriculture, Single family Residential, Multi-Family Residential and Commercial-Limited. He stated that the idea was to come up with a unified Zoning that would reflect the current uses also allow for future uses. Mr. Walker stated that the comments have not been addressed yet and this was an overview and ask questions and general comments.

Sam Pool stated that all of the Township overlay currently are involving multiple properties. He stated that what is being proposed here is an overlay aimed at a single property owner. He asked if overlay is an appropriate tool doing this? Dearan Quigley stated that the alternative to that to achieve their goals would be multiple re-zoning requests. Which is not a good option. The overlay in this instance would do is preserve the underlying zoning districts if the college would ever cease to exist it would revert to the underlying districts.

Corey Bray asked if it would make sense to expand the Overlay District to account for additional properties? Mr. Walker stated that it was discussed and since the College was the applicant and not the Township initiative, the College would need to get permission of the property owners. The College was not comfortable with that. Mr. Walker stated that a discussion was had between the staff and it was decided that we should start with College property and could always expand.

Tim Diehl asked if there was any feedback community outreach? Any negative? Mr. Walker stated No, that we had three advertised meetings and at first, the community was a little suspicious and we talked thru it and as we had more meetings, the crowd dwindled. Then the last meeting we had at the college to discuss this particular application and nobody showed up.

****Meeting was adjourned at 8:30PM****
Respectfully submitted,
Amy J. Graybill
Recording Secretary

The next meeting is scheduled for Thursday, June 13, 2019 @7:00 PM