

EAST PENNSBORO TOWNSHIP
PLANNING COMMISSION

Regular Meeting-----JUNE 13, 2019

The monthly meeting of the East Pennsboro Township Planning Commission was held Thursday, JUNE 13, 2019 in the Township Community and Municipal Building, 98 South Enola Drive, Enola, PA.

Those present were: William Case, Paul Hartman, Sam Pool, and Jim Wise, and Jeremy Smith members of the Planning Commission, Dearan Quigley, Director Housing & Community Development, Jared Hockenberry, Township Engineer.

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 May 9, 2019 meeting 1st by: Sam Pool, 2nd by: Jim Wise. **Jeremy Smith abstained from the motion due to not being present at the last meeting**

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

Barbara Gertz, 835 Magaro Road, wanted to make everyone aware of the Ceremony at the Enola Miller house, 200 First Street on Sunday, June 23, 2019 for the unveiling of the commemorative plaque by the Cumberland County Historical Society.

NEW BUSINESS

**The third item on the Agenda was Application 19-003- Preliminary/Final Land Development for the West Creek Hills Elementary School.
Proposed Building Addition of 12,593 Square Feet
Single-Family Residential (R-1) Zoning District
13.05 Acres
Tax Parcel Number: 09-17-1042-079EX
Time Expires: Wednesday, September 11, 2019**

Timothy DeWire, Project Manager from K & W Engineers presented the plan and stated that both the Elementary schools, West Creek Hills and East Pennsboro Elementary are undergoing renovations and additions to accommodate a reallocation of students from the middle school. The fifth graders will be moving from the middle to the elementary school. West Creek Hills Elementary will be getting an addition 110 5th grade students. The addition is proposed to replace the existing module units around the back of the school. Approximately 13,000 square feet of

additional classroom space. He stated they are also proposing infrastructure improvements in particular stormwater management to accommodate the additional students and staff.

Tim DeWire reviewed staff comments with the Planning Commission.

MOTION was made by Jim Wise to recommend approval contingent on the developer addressing staff comments. 2nd by: Bill Case. MOTION was made by Jim Wise to recommend approval of the following waiver requests: 1. § 22-306 – Pertaining to Submission of a Preliminary Land Development Plan 2. §22-802 – Pertaining to the Applicability and Submission of a Traffic Impact Study and 3. § 22-713.1.B- Pertaining to existing cover conditions for a modeling purposes. 2nd by: Sam Pool.

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.

Mr. Walker was not present, so therefore, Dearan Quigley gave a brief overview on the new College Overlay District. He stated that the College has address all Township comments as well as County comments. He stated that it should be ready to move ahead fairly soon.

The fifth item on the agenda was Introduction to the proposed FEMA Flood Maps.

Dearan Quigley stated that FEMA has put out new Flood maps and these will take effect in the very near future. He stated that staff is in the process of reviewing them and they have made some changes in the area. There are ½-foot rises, fewer had flood plain reduced. He stated that by next meeting we would have the presentation of actual changes to the Board.

Dearan also went over the sketch plan that was submitted as part of the TND Summerdale Master Plan. This sketch plan will be before the Board in July. This sketch plan is non-binding and part of the required Master Plan. They are proposing a hotel, restaurant, bank and convenience store.

****Meeting was adjourned at 8:30PM****

Respectfully submitted,

Amy J. Graybill

Recording Secretary

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