

EAST PENNSBORO TOWNSHIP
PLANNING COMMISSION

Regular Meeting-----JULY 11, 2019

The monthly meeting of the East Pennsboro Township Planning Commission was held Thursday, JULY 11, 2019 in the Township Community and Municipal Building, 98 South Enola Drive, Enola, PA.

Those present were: William Case, Paul Hartman, Sam Pool, Corey Bray, Sam Pool and Jeremy Smith members of the Planning Commission, Dearan Quigley, Director Housing & Community Development, Jared Hockenberry, Township Engineer, Bill Baker, Zoning Officer, John Owen, Assistant Township Manager, Steve Hoffman, Cumberland County Planning Commission, George Tyson and John Kuntzleman, Members of the Board of Commissioners and a list of others attached to these minutes.

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 June 13, 2019 meeting 1st by: Bill Case , 2nd by: Sam Pool.

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

Chairman Bray stated he would allow public comment after the presentations.

NEW BUSINESS

The third item on the Agenda was presentation by Robert Walker, on behalf of Central Penn College for the Proposed Zoning Text Amendment to create a new College Overlay District.

Robert Walker, attorney for Central Penn College, made a presentation to the Board for the proposed zoning text amendment in order to create a new college overlay district. Mr. Walker stated that in 2015 initially it was a focus on consolidating the campus real estate to include five parcels to bring the parcels into common ownership. The other goal was to establish unified zoning districts. He stated that the current zoning did not provide for future changes to the campus. He went on to state that based on consultations between the college, civil engineers, himself and township staff, it was recommended to propose a College Overlay District. He also stated that this overlay would not change the existing underlying district. He stated that this overlay district would only apply to parcels of land owned by the College. Mr. Walker stated that several outreach meetings for public output was held.

Jeremy Smith asked about the Non- residential uses. He asked how that is measured? He said that there is not a set on how to differentiate on how it will be primarily used by the college? Steve Hoffman from Cumberland County Planning Commission stated that access would largely be pedestrian within the college campus. Direct access to the store will be from within the campus. He stated there would be sidewalks and walking trails throughout the campus geared towards the students, rather than along the road. Mr. Walker stated that under the purpose statement that part of the purpose is that the design has to be in such a way to promote and connect a walkable/bike community.

FIRST MOTION was made by Sam Pool to recommend revisions to Special Conditions to §27-1902.5 to read “Colleges and Universities in those Districts shall comply with the following: A. Lot area shall not be less than 5 acres, B. Front, rear and side setbacks shall be no less than 100 feet, C. A buffer of 25 feet with screening shall be provided. D. All facilities must be connected to public sewer, E. The Board of Commissioners reserves the right to approve and impose reasonable conditions on any outdoor accessory use”. 2nd by: Paul Hartman.

SECOND MOTION: was made by Paul Hartman to recommend moving the Central Penn College proposed zoning text and map amendment to create college overlay district to the Board of Commissioners, 2nd by: Sam Pool.

The fourth item on the agenda was presentation by Chuck Frantz of C2C Design Group of the Master TND Plan for the Summerdale Property in the CPL Zoning District.

Andrew Giorgione, Solicitor for the Cumberland County Industrial Authority. Mr. Giorgione stated that this site has had its challenges, topography, access to site, creek bed, salt shed, etc. The last applicant withdrew its application. So the lead developer, 200 First Street Associates was asked to find a residential partner for this site. The partner that is identified as Metropolitan Development Group.

John Rathfon, Metropolitan Development Group, introduced himself to the board and stated a little bit about what they do and where they are based.

Chuck Frantz, C2C Design Group, took the board thru the proposed project and uses of the property. The first slide was an overview of the proposed project. The total site is about 50 acres. The main portion is 22 acres. This would be the residential portion that would be managed by Metropolitan Development Group. This would be 13 buildings, 216 apartments. He moved around the site to show the uses of the site. He stated that this is a planning tool, nothing is set in stone as far as the uses. Some uses are more likely than others are at this point, nothing is locked down. The proposed uses are: 3500 square foot bank with drive-thru, 4000-5000 square foot quick service restaurant, 6500 convenience store with fuel pumps, a Hotel with-in walking distance to restaurant, office space which would 7 buildings about 6000 square foot. He stated that there would be an emergency access at the bottom of the office area. He described the phases of development: Phase 1A- Apartment buildings, Phase 1B- 2nd phase of apartments, Phase 1C- Convenience Store, Phase 1D- Hotel use.

He went thru the slide show to the Board. (See slideshow attached)

Corey Bray asked about the expenditures from the Township and the School District. Do these bottom line numbers include those expenditures? Mr. Frantz stated that those expenditures were taken out and it is a positive expenditure.

Corey Bray wanted to clarify that the Planning Commission is going to give comments and concerns tonight and we consider this a “sketch plan”. We are not giving the Board of Commissioners a recommendation tonight. We are giving comment’s to consider.

Dearan Quigley stated that there would be no formal action this evening by the Planning Commission, only a procedural element.

Corey Bray asked about the Commercial Park Limited Zoning Ordinance. He asked where the zoning of the lot on the plan versus the surrounding zoning? He also had other questions regarding zoning/ right of ways, width of sidewalks, cross walks and bike paths. He also asked about a minimum of open space being used as active passive recreation as space as interior site.

Jeremy Smith stated he would like to see the walking paths extend more so that it is fulfilling the action of being “recreation”.

Corey Bray asked for clarification of maximum building length.

PUBLIC COMMENTS

1. John Kuntzelman, President of the Board of Commissioners, 1015 Dogwood Lane, stated that he would appreciate that we would not talk about the house or relocation of the house. He stated that we would preserve the house and all the members of the Board of Commissioners are on board with that.
2. James Leonard, 65 Pine Ridge Circle, Enola, asked about the houses going up to First and Miller Streets? Will you be only be able to get into the houses on Miller Street or will there be access on First Street?
3. Dan Rapak, 208 Belle Vista Drive, asked about the additional need for emergency services? Will there need to be more fire equipment purchased? If so, will that be part of the project? Erik Owen, Fire Chief, stated that maybe residential would need to have sprinklers.
4. Jayne Farringer, 317 First St, asked where would the apartment complex be and where would their balconies be? Would dogs be allowed? Would there be a security staff on-sight? She also asked about speed limits? Buffering and lights?
5. Michael Colechio, 612 Belle Vista Drive, stated that on the presentation, there are mature trees shown and it will not look like that at first. He also asked who would maintain the grass? He asked about street lightening to make it safe for residents as well as the lights

on the buildings? How about a traffic study? How about a red light at Valley and First Street?

6. Joe Fidler, 19 Charisma Drive, asked if this document is available for the public at the Township? Dearan Quigley stated that it is available at the Township and will be on the Township website for public viewing.
7. George DeMartin, 25 Hillcrest Road, on the Board of Directors of the Historical society of East Pennsboro Towship. Mr. DeMartin stated that part of the plan tonight does show the Enola Miller house as part of the plan. The Historical Society support the selling of the property. We as the Board has been guaranteed by the Cumberland County Industrial Development Authority and East Pennsboro Township that the Enola Miller house would be preserved, not where it would be preserved, but it WOULD be preserved. It should be preserved in its original spot as it exists today and has existed for 200 years. On Tuesday, July 9th @ 2:00 the Township requested a meeting by Commissioner Tyson concerning transfer of ownership of the Enola Miller House as well as the permanent location of the house in the future. Attending the meeting was Commissioner Tyson, Commissioner Kuntzelman, County Commissioner Jim Hertzler, Township Manager and Assistant Manager, Chairman of the Cumberland County Industrial Development Authority. He stated it was a very productive meeting. He asked the Planning Commission Board about the review of the Historical Ordinance and when they feel that they would get to this ordinance? Corey Bray stated that the Planning Commission is reviewing all ordinances and it is their intention to review that ordinance.

Corey Bray stated that he thanked the developers and residents. He also stated that this plan is better than the warehouses and understood the concerns. Dearan Quigley stated that the next step would be forwarded to the Board of Commissioners.

****Meeting was adjourned at 9:15 PM****

Respectfully submitted,

Amy J. Graybill

Recording Secretary

The next meeting is scheduled for Thursday, August 8, 2019 @7:00 PM