

EAST PENNSBORO TOWNSHIP  
PLANNING COMMISSION

Regular Meeting-----OCTOBER 10, 2019

The monthly meeting of the East Pennsboro Township Planning Commission was held Thursday, OCTOBER 10, 2019 in the Township Community and Municipal Building, 98 South Enola Drive, Enola, PA.

Those present were: William Case, Sam Pool, Corey Bray, Jim Wise and Jeremy Smith members of the Planning Commission, Dearan Quigley, Director Housing & Community Development, Jared Hockenberry, Township Engineer, Bill Baker, Zoning Officer, Steve Hoffman, Cumberland County Planning Commission, Erik Owen, Fire Chief.

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 July 11, 2019 meeting 1st by: Sam Pool, 2nd by: Jim Wise.

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

No Public Comments.

**NEW BUSINESS**

**The third item on the Agenda was Application 19-004 Lot Consolidation, Subdivision and Land Development for the “Summerdale”**

**Commercial Park Limited (CPL) Zoning District**

**Combine Lots:**

**Tax Parcel number: 09-12-2995-102**

**Acres: 2.233**

**Tax Parcel number: 09-11-3004-114**

**Acres: 47.666**

**New Subdivision Lots:**

**Lot 1: 3.76 Acres- 1-3 Story/8,700 SF, 1-3 Story/10.675 SF, 2- Garages**

**Lot 2: 16.45 Acres- 11-3 Story/8,700SF, 12- Garages**

**Lot 3: 2.05 Acres- Future Development**

**Lot 4: 1.45 Acres-Future Development**

**Lot 5: 3.87 Acres- Future Development**

**Lot 6: 1.14 Acres- Future Development**

**Lot 7: 1.38 Acres- Future Development**

**Lot 8: 15.05 Acres- Future Development**

**Roads for Public Dedication:**

**Road “A”**

**Road “B”**

**Time Expires: Wednesday, January 8, 2020**

John Rathfon from the Metropolitan Development Group made a presentation to the Board. \*See attached Power Point Presentation\*

The presentation included the Apartment plan with the major roadways. Chuck Frantz from the C2C Design Group spoke about the roadways. He stated that this presentation has not changed much from the TND Plan that was presented back in July. The difference is internal roadway that goes thru the development. The Commercial lots around the project have not changed much in size or use. He stated some of the changes are grading, connection of the roadways and now there are four connections instead of five.

Jeremy Smith asked about the percentage of residential. Mr. Frantz stated that they are at 29.7 acres.

Mr. Frantz went thru several slides to highlight items to the Board. He stated that the TND plan is similar to the Land Development plan that they had prepared. He included a grading plan in the slides.

Jeremy asked about the buffering for the Apartment Complex. Mr. Frantz showed the Board the landscaping plan.

Corey Bray asked to see the location of the Historical House with the submission. Mr. Rathfon stated that it will be submitted under another application.

Jeremy asked about the lighting plan and if it would be included with the Final? Mr. Frantz stated that it would come with the Final plan.

Steve Hoffman asked about the location of the dumpster for the apartment buildings and the professional office buildings. Mr. Frantz stated they do have a location for dumpsters and showed the board on the slide. Dearan Quigley asked if they could confer with Penn Waste to make sure that, their trucks could get in and around the area where the dumpster are.

Corey Bray asked would the salt shed affect the basin? Mr. Frantz stated that it drains towards 11/15.

**The fourth item on the Agenda was to recommend approval of Application 19-004 proposed Subdivision and Land Development for “Summerdale”.**

**MOTION:** Was made by Jim Wise to move the “Summerdale” Plan forward while addressing the Staff, Engineering and County Comments. 2<sup>nd</sup> by: Bill Case.

**The fifth item on the Agenda was to recommend approval to eliminate Stormwater Management Plan for 1725 Victory Ln based upon the revised Stormwater Ordinance and conditioned upon revocation of recorded O & M agreement.**

**MOTION:** Was made by Jim Wise to approve the elimination of Stormwater Management Plan for 1725 Victory Lane based upon the revised Stormwater Ordinance and conditioned upon revocation of recorded O & M agreement. 2<sup>nd</sup> by: Bill Case.

\*\*Meeting was adjourned at 8:00 PM  
Respectfully submitted,  
Amy J. Graybill  
Recording Secretary

The next meeting is scheduled for Thursday, November 7, 2019