

EAST PENNSBORO TOWNSHIP
PLANNING COMMISSION

Regular Meeting-----DECEMBER 12, 2019

The monthly meeting of the East Pennsboro Township Planning Commission was held Thursday, DECEMBER 12, 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, Paul Hartman, Jeremy Smith and Tim Diehl, members of the Planning Commission, Dearan Quigley, Director Housing & Community Development, Jared Hockenberry, Township Engineer, Bill Baker, Zoning Officer, Terry Watts, Building Inspector, Erik Owen, Fire Chief, John Owen, Assistant Township Manager, Steve Hoffman, Cumberland County Planning, and Joe Fidler, 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 November 14, 2019 meeting 1st by: Tim Diehl 2nd by: Jim Wise.

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

John Kuntzelman, former Township Commissioner thanked the Planning Commission Board for their service. Corey Bray also thanked Mr. Kuntzelman for his service.

NEW BUSINESS

**The third item on the agenda was a Presentation by Advantage Engineering, on behalf of Trask Family properties. Preliminary/Final Land Development Plan—400 & 402 East Penn Drive
Proposed Land Use: Dental Office/Ambulance Center
Commercial-Limited (CL) Zoning District
3.56 Acres
Tax Parcel Number: 09-14-0835-004
Time Expires: March 30, 2020**

Dave Weihbrecht, Advantage Engineering Services presented the plan. Mr. Weihbrecht stated that it was rezoned Commercial Limited with the intent of building a dental practice as well as having the East Pennsboro Ambulance Association to build an Ambulance Facility on site. He stated that he did not submit a Traffic Impact Study because there would not be more than 50

trips per hour, the dental office would do about 25 and the ambulance would do about 8 trips per hour.

Sam Pool stated about the amount of comments from Bill Baker, Zoning officer, and requested the status of those comments. Mr. Weihbrecht stated that he just started addressing those comments and stated that he did miss a lot of stuff on the plan. Sam stated that he felt that the submission is incomplete and would not recommend sending this plan forward.

Corey Bray and Tim Diehl asked about the buffering and screening on the plan and asked if the trees could be clearly stated what those trees would be on the plan. (The plan just states “per requirement”)

Tim Diehl inquired further about the elevation of the existing residence north of the site in relation to the proposed development. Since this residence sits higher than the proposed site, a mounded landscape buffer was requested to screen this property. The engineer and developer agreed that they would implement this on the plan, as there was expectation of export material anticipated from the grading plan.

Tim Diehl wanted to confirm with the Ambulance Association that the use of the sirens at late night hours would be used with discretion. Philip Beck, Chief of Operations East Pennsboro Ambulance Association, stated that currently the Ambulance is in a residential area and have been a “good neighbor” and will continue to do so.

The fourth item on the agenda was MOTION to recommend approval of Preliminary/Final Land Development Plan for the Trask Family Properties.

MOTION: was made by Jim Wise to table the Preliminary/Final Land Development Plan until the comments by staff, engineer, zoning officer and County comments are addressed as well as screening the adjacent property. 2nd by: Tim Diehl.

The fifth item on the agenda was Presentation by Melham Associates, PC, on behalf of Frankie Rivera & Pamela J. Brown

Minor Subdivision- 1590 Holtz Road, Enola, PA 17025

Proposed Use: Residential

Residential-Conservation (R-C) Zoning District

7.32 Acres

Tax Parcel Number: 09-11-3010-011

Time Expires: March 30, 2020

MOTION: was made by Tim Diehl to table the 1590 Holtz Road Plan due to nobody present to present the plan. 2nd by: Jeremy Smith.

**Meeting was adjourned at 7:30 PM
Respectfully submitted,
Amy J. Graybill
Recording Secretary

The next meeting is scheduled for Thursday, January 9, 2020