

EAST PENNSBORO TOWNSHIP
PLANNING COMMISSION

Regular Meeting-----NOVEMBER 14, 2019

The monthly meeting of the East Pennsboro Township Planning Commission was held Thursday, NOVEMBER 14, 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, Jim Wise 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, and 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 October 10, 2019 meeting 1st by: Jim Wise, 2nd by: Bill Case.

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

No Public Comments.

NEW BUSINESS

The third item/fourth item on the Agenda was Presentation by Snyder, Secary & Associates of Sketch Plan for the Hempt Property on East Penn Drive.

Tax Parcel: 09-17-1040-038

Zoning District: OA- Office Apartment

Approximate Area: 99 Acres

Ron Secary from Snyder, Secary & Associates. Mr. Secary stated that this is a concept plan, 100 areas, situated between Adams Ricci Park and the Highmark's property. He stated the plan constitutes Multi-Family Apartments, 240-250 Apartment Buildings. There would also be 55+ Cottages, Single-Family Dwellings, Medical offices and possibly retail. He went on to say that there would be a Trail System thru the property for recreational amenity as well as a Bus stop and public utilities throughout the property.

Jay Provanzo and Scott Provanzo, from East Penn Drive Associates, stated that the most of the development would be on the center 76 Acres. He stated that there are actually four tracts of the 100 acres. There would be 48-50 unites per building.

Tim Diehl asked Mr. Secary if the streets would be dedicated? Mr. Secary stated that the streets would be private. Mr. Secary stated that 55+ community would be an apartment's style; 4-story building with first floor living with driveways and garages, including an elevator and each unit would have approximately 48-50 units per building.

Jared Hockenberry stated that the previous development had acquired a Grant, which included the bridge and other amenities. This Grant and its rights was transferred to the Township. This Grant would cover the cost of the bridge.

The fifth item on the Agenda was Planning Commission discussion of proposed Zoning Amendment to add beverage production uses to the OA- Office Apartment, CL- Commercial Limited, CG- Commercial General and IP- Industrial Park Zoning Districts.

Dearan Quigley stated that staff and Commissioners have been approached for outlining a need for the use of beverage production facilities. The Board of Commissioners and Planning Commission helped put together the CPL Zoning district and the new uses there. Industrial Park Zoning district is the only area with the allowable use.

The sixth item on the Agenda a MOTION to recommend of proposed Zoning Amendment to add beverage production uses to the OA-Office Apartment, CL-Commercial Limited, CG- Commercial General, and IP- Industrial Park Zoning Districts.

MOTION: Was made by Jim Wise to recommend approval of proposed Zoning Amendment to add beverage production uses to the OA-Office Apartment, CL-Commercial Limited, CG- Commercial General, and IP- Industrial Park Zoning Districts. 2nd by: Paul Hartman.

**Meeting was adjourned at 7:40 PM

Respectfully submitted,

Amy J. Graybill

Recording Secretary

The next meeting is scheduled for Thursday, December 12, 2019