

EAST PENNSBORO TOWNSHIP
PLANNING COMMISSION

Regular Meeting-----MARCH 12, 2020

The monthly meeting of the East Pennsboro Township Planning Commission was held Thursday, MARCH 12, 2020 in the Township Community and Municipal Building, 98 South Enola Drive, Enola, PA.

Those present were: William Case, Sam Pool, Corey Bray, Jeremy Smith, Tim Diehl, Paul Hartman and Susan Belles, members of the Planning Commission, Dearan Quigley, Director Housing & Community Development, Erik Owen, Fire Chief, Steve Hoffman, Cumberland County Planning Department, Bill Baker, Zoning Officer, George Tyson, 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 February 13, 2020 meeting 1st by: Bill Case 2nd by: Jeremy Smith * *Paul Hartman and Susan Belles abstained due to not being present at this meeting**

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

No comments

Dearan Quigley introduced new Planning Commission member, Susan Belles to the Board. She is a long term resident of the Township. The Board and the Township welcomes Susan to the East Pennsboro Township Planning Commission.

NEW BUSINESS

The Board did not follow the agenda as written

The first item that was presented to the Board under new business was a Presentation by Snyder, Secary & Associates, LLC, on behalf of Barry E. and Delores J. Derick and Burkentine Builders. Application 20-002, Subdivision Plan for the Valley Road Community Project. Single-Family Residential (R-1) Zoning District.

Joshua George from Snyder, Secary & Associates presented the plan to the board. He stated that this development plan actually takes place in Hampden Township. There is no proposed development in East Pennsboro Township. He stated that the goal of the subdivision is to create

a roughly 5 acre residual lot and a 22.5-acre development tract, which largely in Hampden Township a small portion is in East Pennsboro Township.

Tim Diehl asked what the intent of the development that is in Hampden Township? Joshua George stated that it is a multi-family development. It would include apartments and Townhomes. It is a rental community. Tim also asked about screening for the remaining parcel in East Pennsboro? Joshua stated that the existing pond that is on the property will remain as a natural buffer and will not be modified between the proposed development.

Corey Bray stated that there is a requirement for a 15-foot easement around the wetlands and asked if he could provide them on the plans? Mr. George stated that they do show the proposed easements on the second page, but they are based upon on Hampden township requirements.

MOTION: Tim Diehl made a motion to conditionally approve the plan based upon the applicant addressing outstanding comments of staff and including the 15-foot easement for wetlands delineated for East Pennsboro Township, as well as the following two waiver requests: §22-306 Preliminary Plan Procedures: To allow the submission of a Preliminary/Final Land Development Plan and §22-308.3 Sheet size for Final Plan: To allow 24”x36” sheet size for Final Plan. **2nd by:** Sam Pool

The second item on the agenda that the board discussed was a Presentation by C2C Design Group, on behalf of Metropolitan, LLC & 200 First Street Associates, LLC Application 20-001 Lot Consolidation, Subdivision and Land Development for the “Summerdale” Property. (see attached Agenda)

Chuck Frantz, from C2C Design Group stated that he wanted to provide the Board with updates on the Plan. He stated that the plan itself has not change since the Board saw it as a Preliminary Plan. The plan is a Consolidation Plan, Subdivision Plan and a Land Development Plan. He stated they have been working with outside agencies to further the permitting and approvals with those outside agencies. They have submitted to the County Conservation District and waiting on the 15-day business day for their administrative review. He went on to say that they have been working with PennDot and did receive a review letter from the Traffic Engineer. He went on to state that they reached out the water provider and are in conversation with them as well as dry utilities. He stated that they would anticipate a full lighting plan with the next submission for the Staff to review. Lastly, they are working with CAIU on a Subdivision Plan to subdivide approximately 1 acre, which would be utilized for the location of the historical home. He stated there are comments from Honor Engineering, Department of Housing & Community Development and the Fire Department. He stated that one of the comments from the DHCD was the garages in the Multi-Family section. Four garages were being proposed and are located in the front yard setback, and will coordinate with Metropolitan Group to see if there are alternative locations to get them out of the front yard location. Another comment was landscaping buffer, which did not come out on the plans that they created. They did provide Evergreen trees on the plans as a buffer.

Steve Hoffman, Cumberland County Planning Department, asked about the clear sight triangles on the plan? Mr. Frantz stated they would make sure to get those on the plan.

Tim Diehl questioned the disturbance of wetlands? Mr. Frantz stated no but they are waiting on final letter from our wetland consultant and he did not identify any wetlands on the site.

Corey Bray asked Mr. Frantz what is the timeline for this plan this evening? Corey went on to say that, you did present this plan as an update for our Board, but there are outstanding issues, he asked if Mr. Frantz could summarize the schedule, approvals and moving forward? Mr. Frantz stated that they are looking for a recommendation from the Planning Commission to move forward to the Board of Commissioners. He stated he would like the Planning Commission to have faith that they will do what they say they will do.

Tim Diehl stated that he is of the mindset there are outside approvals are at least 90 days away based upon NPDES permit and he stated with some of these cleanup items he would like to see what repercussions if any, PennDot review has as well as the DPDES permit has and he would like to table this plan. Corey Bray stated he would like to see a cleaner plan before it goes before the Board of Commissioners.

Bill Case asked about the timeline of Grant funds that are tied to this plan? John Rathfon stated that they might have to extend those grants. Bill Case asked if we table this plan it would not interrupt those grants at this point? John Rathfon stated that as long as we have the NPDES approval and the Township approvals it would not interrupt the grants.

Susan Belles asked about the market for 260 units and the fact that there was a huge project just completed at the other end of Valley Street and was that taken into consideration when you did the market for this? And looking at the fiscal analysis that was submitted, there was only proposing 18 school age children out of this development? She went on to say that study was based upon 1990-2000 data, is this still accurate? John Rathfon stated that is the national data and it is true for all our projects.

Jean Foschi, Cumberland County Commissioner, she said that the Board raised a great question about school age children. She went on to say that if they were basing that number on national data, it would be very good to go to the school district and see how much that has changed. There is an alarming rate of new students in Cumberland County.

MOTION: was made by Tim Deihl to table the plan. **2nd By:** Bill Case.

The third item on the agenda that the board discussed was Presentation by C2C Design Group, on behalf of Capital Area Intermediate unit. Application 20-003, Subdivision Plan for the Capital Area Intermediate Unit- Summerdale.

Chuck Frantz, C2C Design Group presented the plan to the board. He stated that what they have been working on was a subdivision plan for the CAIU that would the creation of the 1-acre lot that would be eventually the home of the relocated historical house that is located on the Summerdale project. This is a subdivision plan and would become a Land Development plan,

that would include some parking as well. Mr. Frantz stated that one item that did come up was the existing right of way. In addition, what was talked with staff about was possibly vacating part of that right of way to create a consistent right of way for Miller Street to First Street. That vacated portion of that right of way would be used for the 1-acre piece for the historical structure site.

Tim Diehl asked the mechanism for the Township to vacate that road, is there a public hearing involved? Dearan Quigley stated, yes, there would be a public hearing at the Board of Commissioners on March 18, 2020.

Rick Blood, 100 Plain St, Summerdale, asked if there is any way that the Historical house could be just left alone? Possibly, be made into a museum or an office? Corey Bray stated that the house sits very high and to develop any kind of entrance into that location you would have to drop the land to get access in. There are no regulations to even keep the house.

MOTION: was made by Paul Hoffman to recommend approval of the Subdivision condition upon the vacation of the right of way by the Township, addressing Township staff and County comments as well as adding zoning data on the plan. **2nd by:** Tim Diehl

**Meeting was adjourned at 8:45PM
Respectfully submitted,
Amy J. Graybill
Recording Secretary

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