

EAST PENNSBORO TOWNSHIP  
PLANNING COMMISSION

Regular Meeting-----MAY 14, 2020

The monthly meeting of the East Pennsboro Township Planning Commission was held Thursday, MAY 14, 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, Bill Baker, Zoning Officer, Jared Hockenberry, Honor Engineering, John Owen, Assistant Township Manager and John Bruesch, Communications Specialist & Public Information Officer.

Corey Bray chaired the meeting and called the meeting to order at 7:21PM

**APPROVAL OF MINUTES: \*MOTION** to approve the minutes from the March 12, 2020 meeting 1st by: Bill Case 2<sup>nd</sup> by: Sam Poole

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

No comments

**OLD BUSINESS**

**The first item on the agenda 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.**

**Commercial Park Limited(CPL) Zoning District  
Combine Lots:**

**Tax Parcel Number: 09-012-2992-102**

**Acres: 2.233**

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

**Acres: 47.666**

**New Subdivided Lots:**

**Lot 1: 3.76 Acres- 1-3 Story/8,700SF, 1-3 Story/10,675 SF, 2- Garages**

**Lot 2: 16.45 Acres- 11-3 Story/8,700 SF, 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: Brighton Road and Metropolitan Way**

Chuck Frantz, C2C Design Group presented the plan via telephone meeting. He provided an update and changes that were made on the plan from the last Planning Commission meeting. He stated they tried to address as many staff comments as they could. He went on to say that at the last Planning Commission meeting, there was some concerns from the board about the landscaping around the apartment area. He stated that they did try to “beef” up the screening around the perimeter of the apartment area to address that concern. He said that at this point they are just at the outside agency’s input. Mr. Frantz stated they are requesting 3 waivers.

**Corey Bray asked each Board member if they had questions or concerns:**

**Bill Case:** No concerns or questions.

**Sam Pool:** He stated that it would be useful to have symbols for the lights that are being shown on the drawing to the legend. He asked to review the layer control on the CAD documents.

**Jeremy Smith:** Nothing

**Tim Diehl:** He asked about the waiver for the fence around basins. He stated that according to the waiver request the facilities will be water within 5 hours, is this based on field infiltration testing? Mr. Frantz stated Yes. Tim also asked about the soil, is it a good soil? Mr. Frantz stated, yes, it has a good shale to it. Tim asked if this waiver applies to all the basins? Mr. Frantz stated, yes for the most part it does. Tim asked what was the maximum depth of any of the facilities? Mr. Frantz stated it would be 2 feet. And what was the depth of the amending soil? Mr. Frantz stated that it would be 18 inches. Tim also asked the depth of the embankment to the bottom of the basin? Mr. Frantz stated that basin B is at 370 and bottom of basin is 365. Basin A is the same, 4-5 feet.

**Paul Hartman:** Paul asked about the sewer easements going up to the intermediate unit, and why didn’t they put it in the emergency access easement and why didn’t you go up to the property line? Mr. Frantz stated that they provided an update that it would go up to the property line. Paul also asked what was the height of the retaining wall? Mr. Frantz stated that it was 28-30 feet.

**Susan Belles:** Nothing

**Corey Bray:** Nothing

**MOTION:** to recommend approval of waiver request from the fencing requirement of Chapter 22 §715.6.E.5- Fence around basins. **1<sup>st</sup> by:** Paul Hartman, **2<sup>nd</sup> by:** Sam Pool

**MOTION:** to recommend approval of waiver request from the requirement of Chapter 22 §715.6.A- Freeboard of less than 1 foot in the basins. **1<sup>st</sup> by:** Tim Diehl **2<sup>nd</sup> by:** Jeremy Smith

**MOTION:** to recommend approval of waiver request from the requirement of Chapter 22 §518.2- Sanitary sewer easement width. **1<sup>st</sup> by:** Tim Diehl **2<sup>nd</sup> by:** Jeremy Smith

**MOTION:** to recommend approval of Final Subdivision and Land Development Plan for the “Summerdale” Property conditioned upon satisfactorily addressing staff comments & securing outside agency approvals. **1<sup>st</sup> by:** Paul Hartman **2<sup>nd</sup> by:** Bill Case.

\*\*Meeting was adjourned at 7:35PM  
Respectfully submitted,  
Amy J. Graybill  
Recording Secretary

The next meeting is scheduled for Thursday, June 11, 2020