

EAST PENNSBORO TOWNSHIP
PLANNING COMMISSION

Regular Meeting-----JUNE 11, 2020

The monthly meeting of the East Pennsboro Township Planning Commission was held Thursday, JUNE 11, 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 May 14, 2020 meeting 1st by: Sam Pool 2nd by: Tim Diehl

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

No comments

NEW BUSINESS

Presentation by Robert Walsh Associates, on behalf of Autumndale Associates, LLC. Application 20-005 Preliminary/Final Subdivision & Land Development for the “Autumndale Phase II Residential Development”

Combine Lots:

Lot 1: 4.19 Acres- Tax Parcel Number 09-12-2993-072

Lot 2: 4.09 Acres- Tax Parcel Number 09-12-2993-092

New Lot:

Lot 1: 8.28 Acres- Three 2 story – 14 unit buildings, Two- 2 story- 12 unit Buildings

90 day deadline: September 9, 2020

Robert Walsh spoke to the Planning Commission via telephone meeting. He explained that the project was the last remaining parcel associated with the Autumndale development. The applicant is proposing 66 residential units in five buildings as identified as A, B, C, D and E. The existing easement will be extended. The zoning variance was obtained in February for parking areas. Tim Diehl asked if any roads would be dedicated? Tim also stated that the piping for that section is not meeting the minimum standards and he asked what capacity is the storm sewer?

Susan Belles asked Mr. Walsh who they were marketing towards? College students? And she asked how many children are you projecting? What is your occupancy rate for your other projects?

Paul Hartman asked where we stand with County comments? Guy Cipranio stated that they did not see the Cumberland County comments.

Jared stated that he did not receive any response to his comments from the applicant yet.

Rob Walsh stated that the only issue he sees is comment #13.

Dearan stated that failure to provide ADA sidewalks may require a Labor and Industry Waiver.

Susan Smith, Esq, asked if Robert Walsh could address the improvements over the development boundary and into the adjoining property in which the property owner has a relationship.

Sam Pool observed that common ownership is not permanent. They are separate parcels of land that can be sold separately in the future.

Jeremy Smith asked about the variance that was granted for the parking spaces?

Tim Diehl stated that the zoning decision should be fully explained and put on the sheet. Susan Smith stated that this information is on the sheet.

Jeremy Smith questioned the existing sidewalks? Robert Walsh stated that they are prepared to put a sidewalk along the non-buffer side of the road; it would be ADA because of the adjoining driveway.

Sam Pool stated that Handicap parking is required. Rob Walsh stated that they would be distributed throughout the buildings. Sam asked for clarification on whether the required number of ADA spaces are not in addition to the minimum required number of parking spaces?

Sam asked how do we know if we are keeping trees out of easements if we do not know where the easements are? Is this an issue with the easement?

Bill Case asked if there were any issues from the Fire Department? Rob Walsh stated that there are no issues.

MOTION: was made by Tim Diehl to table the plan until the next Planning Commission meeting. **Paul Hartman 2nd** the motion. Motion passed unanimously.

**Meeting was adjourned at 8:35 PM
Respectfully submitted,
Amy J. Graybill
Recording Secretary

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