

CUMBERLAND COUNTY PLANNING COMMISSION

Minutes of the Meeting

March 20, 2008

The monthly meeting of the Cumberland County Planning Commission was held Thursday, March 20, 2008 at 7:30 a.m. at Business Central, 18 N. Hanover Street, Carlisle, PA.

Roll Call

Members present included Jackie Eakin, William Forrey, Ron Glesner, Bruce Rosendale, Bud Brown, Chris Knarr, ex-officio members Deb Ealer, Barbara Wilson, and Commissioner Gary Eichelberger. Staff members present included Kirk Stoner, Jim Szymborski, Jeff Kelly, Jim Bennett, Becky Wisner and Jennifer Crum. Coordinating Agencies present were Kim Falvey – Conservation District and Tom Imphong – Recycling & Waste Authority. Guests included Bob Schell, Randy Brown, Janey Gunn – county residents, Daniel Flint – Lower Allen Township, Dennis Glackin – Glackin, Thomas, Panzak Land Planning, Luke Grumbine – Liberty Forge.

The meeting was called to order by Chairman Jackie Eakin at 7:30 a.m.

Minutes

A motion to approve the February 21, 2008 and reapprove January 17, 2008 meeting minutes was made by Ron Glesner, seconded by Chris Knarr. The vote was unanimous.

Coordinating Agencies

Kim Falvey – Conservation District

- Big project is mile marker 10 of the Turnpike working on bridges and the shoulder. The District is having their 31st Annual Tree Sale. Deadline for orders is March 28th; delivery April 17th & 18th.

Tom Imphong – Recycling & Waste Authority

- There will be 4 recycling drop off events this year at the Allen Road - County Service Center. The events will be held for two consecutive days, except for the tire collection event. Dates and times are listed on their website.
- Expanded the Yard Waste Program by purchasing another grinder for the municipalities to use. The purchase is grant reimbursable. North Middleton and Middlesex Township are conducting a study to develop a yard waste site and become a part of the county program.
- Staff, a consultant, and the Authority are currently working on developing a new Waste Management Plan required by Act 101, with the main focus on long-range waste disposal capacity for the county, what recycling programs should be available to the public, and a revenue source for the Authority. Express support to local representatives of House Bill 934 move forward. If passed this will be the deciding factor to allow counties or authorities to place a fee on the county generated waste to offset costs for recycling programs initiated by the authority.
Barb Wilson asked if there was a fee in the house bill. There is a maximum fee of \$4.00/ton; which Cumberland County's fee has been \$2.50/ton to support the recycling programs.

Jackie welcomed Barbara Wilson as the new Planning Commissions ex-officio officer. She is Manager of South Middleton Township.

New Business:

A. Liberty Forge Zoning Amendment Presentation – Lower Allen Conservation Park Overlay (Action)

Jackie introduced representatives for the Liberty Forge project.

Dennis Glackin, AICP, PP of Glackin, Thomas, Panzak Land Planning/Landscape Architecture has been working on the zoning amendment for approximately 6 months. The ordinance is currently R-2 district with an open space provision that allows one dwelling unit per acre. Mr. Glackin states there

are many statements in the comprehensive plan that state a need for a variety of dwelling units. This land development plan provides a mix use of dwelling units, as well as commercial uses and a focus on the retirement community. Numerous meetings have been had with Lower Allen Planning Commission and the township. The municipality has not yet voted on the plan.

Chris Knarr questioned the housing mix objectives in the township comprehensive plan and how does it impact the specific area of Liberty Forge. Mr. Grumbine, owner of Liberty Forge stated that the plan is proposed to be specifically for the retirement community which would not impact the traffic as much as a mixed community. Dan Flint explained that the comprehensive plan recommendations a mixed housing and that the township already has many age restricted living.

Bill Forrey questioned the private right-of-ways. The roads would be constructed according to the township standards. Bud Brown questioned the number of access roads to the development. There are three in the plan.

Kirk questioned the number of units in the plan. 582 units are in the plan. Current zone allowance is one dwelling unit per acre.

Jackie questioned height of some of the building units and traffic study. Maximum building heights are 75 ft. A traffic report went to the township last year and improvement will be made, but the final decision needs to be made by the state.

Bill Forrey questioned if sewer/water will be available.

Kirk questioned the open space and recreation area and its availability to the public. Questions were asked regarding profit received from the recreational open space. Walking paths will be available free of charge to the public.

Local residents - Janey Gunn, Randy Brown, and Bob Schell expressed their concerns of the proposed land development, arguing that it will impact the current residential living with over population, traffic impact and is not consistent with the current municipal comprehensive plan.

Chairman Jackie Eakin requested a motion be made to approve or disapprove. William Forrey made a motion to disapprove, Bud Brown seconded the motion. The vote was unanimous. Reason for disapproval – building height, density is out of character with design questionable open space.

B. Subdivision and Land Development Plans (Information)

There were 24 plan reviews this month. Jeff highlighted on some of the larger plans.

- Seven Gabels Apartments – Carlisle Borough - planning department approved.
- Roadway Express – Middlesex Township

C. Amendments (information)

1. Monroe – Subdivision Ord. Amendment – Application Standards, Street Design Standards
2. Mt. Holly Springs – Zoning Map Changes – Industrial to R-L, R-1, R-2, Consistent with new comprehensive plan
3. North Middleton – Zoning Map Change – R-1 to Highway Commercial, US Route 11 and Cavalry Rd.

Jeff reported on the North Middleton amendment. Planning staff recommends disapproval of that change until the municipality completes their update to their comprehensive plan. Kirk commented regarding Mt. Holly Springs and planning staff has been assisting the borough with updating their comprehensive plan. The staff forwarded comments to the municipalities.

D. Sewerage Modules (Information)

1. Southampton – Harry A. Doyle, Sr., 1 residential lot (septic)

E. Membership Committee Report

Jackie informed the board that the membership committee met to discuss board member issues. The committee prepared a report and provided it to the commission members for review and action. The membership committee report recommended the following:

- A new commission member be selected to fill the remaining term vacated by Scott Wyland. The committee recommended that Deb Ealer be appointed to fill the remaining part of Scott Wyland's term.
- Temporary alternates for Jack Blair and Bud Brown be appointed until the end of the year, at which time both members could determine their ability to continue to serving on the board. Securing a quorum of members for meetings has been a challenge given Scott Wyland's recent resignation and the long-term absences of Jack Blair and Bud Brown. Bud Brown was in attendance and noted that his health is improving and he intends to be present for future meetings.
- Modifying the by-laws to incorporate language that a member may be asked to resign if he or she misses 3 or more meetings in a calendar year.

Jackie requested a motion be made to amend by-laws as recommended in the membership committee report. Chris Knarr made a motion, seconded by William Forrey. The vote was unanimous.

Jackie requested a motion to appoint Deb Ealer as a new board member to fill Scott Wyland's vacated seat. Chris made a motion, seconded by William Forrey. The vote was unanimous.

Jackie requested a motion to recommended that the resumes of Lorie Daniel, Raj Jain, and James Strong be forwarded to the County Commissioners for review and that one of these individuals be appointed to fill Jack Blair's seat until the end of the year. William Forrey made a motion, seconded by Bruce Rosendale. Chris Knarr abstained, all others made a motion.

F. Planning Program Update

- Kirk referred the board to the monthly planning report. Working with Penn, Dickinson, West Pennsboro, and Cooke Township to possibly implement a regional subdivision ordinance. The proposed ordinance will be the TCRPC model SALDO.
- Camp Hill, Lemoyne Borough, Wormleysburg Borough their comprehensive planning efforts is going well. Met with Lemoyne Borough to provide guidance on how to move forward with updating their zoning ordinance.
- The Cumberland Valley Rail Trail will be holding a walk/run/bike event on April 20th at the Cumberland Valley Rail Trail. The Nature Conservancy invites all to a hike on the County owned Mt. Holly Marsh Preserve on April 26th.

G. Transportation

Jim Szymborski updated the Commission on the following projects and programs.

- An amendment was made to the 2007-2010 TIP to provide additional money to the Appalachian Trail Crossing.
- The Exit 44 project had another 1 million added for a total of approximately 1.4 million to purchase a right-a-way off 465.
- The model zoning/subdivision land development ordinances are prepared for presentation and on the website to review.
- The Governor's initiative to repair structurally deficient bridges have been identified. 21 in Cumberland county have been identified. 6 state bridges in the county have been selected for

repaired which are: Hunters Run, Yellow Breeches Creek, Big Spring Creek, Park Road, Green Spring Road, Market Street.

H. Communications

- Becky informed the board that the Ag Land Preservation 2007 Annual Report is complete and enclosed in their folders.
- Ron Glesner informed the board that Big Spring Creek is holding a symposium at Shippensburg University.

The next regular meeting of the Commission will be held on Thursday, April 17, 2008 at 7:30 a.m., at Business Central, Carlisle. There being no further business, the meeting was adjourned at 9:40 a.m.

Respectfully Submitted,

Jennifer Crum
Administrative Assistant