

## CUMBERLAND COUNTY PLANNING COMMISSION

### Minutes of the Meeting

June 19, 2008

The monthly meeting of the Cumberland County Planning Commission was held Thursday, June 19, 2008 at 7:30 a.m. at Business Central, 18 N. Hanover Street, Carlisle, PA.

#### Roll Call

Members present included Jackie Eakin, Bill Forrey, Allan Williams, Ron Glesner, Bud Brown, Deb Ealer, Chris Knarr, Raj Jain, ex-officio members Barbara Wilson and Commissioner Gary Eichelberger. Staff members present included Kirk Stoner, Jeff Kelly, and Jim Bennett. Coordinating Agencies present were Tom Imphong – Recycling & Waste Authority; Kim Falvey – Conservation District. Also present were Christopher Houston – Redevelopment and Housing Authority, Tom Imholte – Dawood Engineering, and a representative from Vigilant Fire Company.

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

#### Minutes

A motion to approve the May 15<sup>th</sup>, 2008 meeting minutes was made by Allan Williams, seconded by Bud Brown. The vote was unanimous.

#### Coordinating Agencies

Tom Imphong – Recycling & Waste Authority

- The remaining events will be held at the Allen Road - County Service Center. Dates and times are listed on their website.
- The Authority continues working on developing a new Waste Management Plan 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.
- The Authority is working with the Lions Club at Newville concerning a recycling drop-off site. A draft lease agreement has been developed and being reviewed by the Lions Club.
- House Bill 934 concerning funding sources for solid waste authorities is still on the floor.

Kim Falvey – Conservation District

- The District reviewed 23 plans and conducted 35 inspections during the month, which is down a little for this time of year.
- The District developed a guide for Erosion Control and Stormwater Management for small lot projects.

#### Old Business

**Western Cumberland County Comprehensive Plan Intergovernmental Agreement** – Jeff reported that he attended the Western COG meeting and discussed the County's concerns with the implementation of the agreement. The COG members agreed to review the agreement for possible revisions.

#### New Business:

##### **A. Walnut Bottom Rd Redevelopment Area Plan – Christopher Houston**

Mr. Houston presented a redevelopment plan for the blighted property of the University Lodge in Shippensburg. If the Authority acquires the property it would limit the uses on the site to commercial or public. The current plan is to develop the site as a fire station if it is acquired. If the County Planning Commission and the Borough approve the plan, the Authority would approach the owners and offer fair market value for the parcel. The Commission discussed the legality of eminent domain, expansion of the fire department, and taxes on the parcel. After discussion, the Commission recommended adoption of the redevelopment area plan on a motion by Bill Forrey, seconded by Bud Brown. The Commission also approved certification to the Board of Commissioners of its approval of the redevelopment proposal on a motion by Ron Glesner, seconded by Deb Ealer. Vote was unanimous.

**B. Subdivision and Land Development Plans (Information) 22 Plans**

Jeff mentioned a North Middleton Township plan – Mountain View Estates – PH I, which is the largest plan this month. This is a new single family community. Also the Northeast Waste Services plan is a subdivision of the land fill area to create a new lot. No development is proposed by the plan at this time.

**C. Ordinance Amendments (Information)**

1. Carlisle – Zoning Map Change – R-5 to C-4, East Willow St. – Recommend disapproval of this change because it was inconsistent with the Borough’s Comprehensive Plan and there does not appear to be a need for additional commercial land at that location.
2. Hampden – Zoning Ord Amendment – Define Medical Clinics, parking – Recommend approval.
3. Middlesex – Zoning Ord Amendment – Regulate changeable signs, fuel sale signs – Recommend approval.
4. South Middleton – Zoning Ord Amendment – Require water/well and waste permit – Recommend approval.
5. South Middleton – Sub Ord Amendment – Require certification of water supply – Recommend approval.
6. Upper Allen – Zoning Map Change – R-1 to R-2, Gettysburg Pike – Recommend disapproval of this change due to potential impact on Historic District, inconsistent with existing character, traffic concerns.

**D. Sewerage Modules (Information)**

The following modules were reviewed and comments forwarded to the municipalities.

1. Camp Hill – 3453 & 3454 Green Street, 6 residential units (public)
2. Hopewell – Stanley Shenk, 1 residential lot (septic)
3. Mechanicsburg – Hess Farm, 793 EDUs (public)
4. Monroe – Julius Palotta, 2 residential lots (septic)
5. Silver Spring – Harold & Lucy Coover, 2 residential lots (septic)

**E. Planning Program Update**

Kirk referred the board to the monthly report, indicating that a web survey has been developed as part of the Smart Growth Partnership to determine important planning issues for the County. This input will be used for the update of the county comprehensive plan. Coordination between the Western COG and the Capital Region COG is being considered. The County has selected a new county bridge engineer – HRG. The Gilbert Bridge was recently reopened.

**F. Planning Commission Administration**

Bud Brown indicated concern that more time during planning commission meetings should be dedicated to important issues such as staff and municipal projects. This would provide updates to the Commission and allow input on projects. The Commission agreed to consider methods at the July meeting to make meetings more efficient and productive.

**G. Communications**

Jeff informed the board of the next Eastern outreach meeting on June 24<sup>th</sup>.

The next regular meeting of the Commission will be held on Thursday, July 17, 2008 at 7:30 a.m., at Business Central, Carlisle. There being no further business, the meeting was adjourned at 8:50 a.m. on a motion by Bill Forrey, seconded by Bud Brown.

Respectfully Submitted,

Jeffrey S. Kelly, AICP  
Deputy Director