

CUMBERLAND COUNTY PLANNING COMMISSION

Minutes of the Meeting

January 17, 2008

The monthly meeting of the Cumberland County Planning Commission was held Thursday, January 17, 2008 at 7:30 a.m. at Business Central, 18 N. Hanover Street, Carlisle, PA.

Roll Call

Members present included Jackie Eakin, William Forrey, Allan Williams, Ron Glesner, Bruce Rosendale, Scott Wyland, and Chris Knarr. Ex-officio member present was Commissioner Gary Eichelberger. Staff members present included Kirk Stoner, Jim Szymborski, Jeff Kelly, Jim Bennett, Becky Wisner and Jennifer Crum. Also present were Vince McCullum – Conservation District, Tom Imphong, Director – Recycling & Waste Authority, William Wolfe - Carl Bert & Associates, and Hubert Gilroy - Attorney.

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

Reorganization

Chairman Jackie Eakin requested nominations for officers. Scott Wyland made a motion to nominate Jackie Eakin as Chairman. Allan Williams seconded the motion. The vote was unanimous.

Scott Wyland made a motion to nominate William Forrey as Vice-Chairman. Bruce Rosendale seconded the motion. The vote was unanimous.

Scott Wyland made a motion to nominate Allan Williams as Secretary. Bruce Rosendale seconded the motion. The vote was unanimous.

Minutes

A motion to approve the November 15, 2007 meeting minutes was made by Allan Williams, seconded by Ron Glesner. The vote was unanimous. Chris Knarr abstained.

Southwood Crossing Plan Presentation

William Wolfe, Engineer - Carl Bert & Associates

Kirk introduced William Wolfe and briefed the board on the Southwood Crossings Development located in Southampton Township. Mr. Wolfe presented the 132 acre development to the Board and indicated it is a mixture of single family, villas, and townhouse units. A pond and walking trails will be in the open space areas. Questions/discussion was held from the board with concerns regarding the need for two entrances, stormwater run off, and sidewalks for the villa area.

Coordinating Agencies

Vince McCollum – Conservation District

Vince updated the Board on their Erosion and Sedimentation Plans report for 2007 compared to 2006. In 2007 there were 158 erosion control plans and 54 NPDES applications. In 2006 there were 152 erosion control plans submitted and 55 were part of a NPDES Application. There has been increased development in the Letort watershed and the required DEP technical reviews have taken more time.

Tom Imphong, Director – Recycling & Waste Authority

Tom updated the board regarding 2008 recycling events. Tentative dates: April 5th – tires, April 19th & 20th – Appliances, May 3rd & 4th – Electronic Recycling, June 7th & 8th – Household Hazardous Waste. The County has agreed to allow the Authority to hold the drop-off events at the Allen Road building on Rt. 465. The Big Spring Recycling will continue with volunteers and assistance from to the County Juvenile Probation Department who will offer community service work. The Authority is currently working with The Newville Lions Club and the Western Cumberland Council of Governments (WCCOG) in planning a permanent recycling drop-off site at the fairgrounds. A consultant is currently developing a revised County Waste Management Plan with the main focus being a funding source for the Authority and long range planning for waste disposal. Cumberland County Landfill received approval for their expansion.

Tri-County Regional Planning Commission Appointments

Kirk requested nominations for commission members to serve on the Tri-County Board. A nomination was made for Jackie Eakin to serve as Chairman and Bill Forrey to serve as Secretary. Allan Williams made the motion, seconded by Chris Knarr. The vote was unanimous.

New Business:

A. Subdivision and Land Development Plans (Information)

There were 20 plan reviews submitted this month. The Seven Gables Apartments in Carlisle is a large plan with several comments. All plans were recommended for approval with comments by the staff. Jeff reported on the County's Growth comparing development for 2006-2007. In 2006 there were 1,781 acres developed and 159 acres of open space preserved. In 2007, 1,186 acres were developed and 154 acres of open space preserved.

B. Amendments

1. Carlisle – (1)Zoning Ord. & Sub Ord Amendment – Definition for Driveway; (2)Zoning Ord Amendment - Planned Industrial-Commercial Center; (3)Zoning Ord Amendment - Definition for Accessory Use

Attorney Hubert Gilroy represents the developer for Seven Gables Apartments in Carlisle. The Zoning text amendment would modify driveway definition to include access to more than one residential unit when the development is under one ownership. The Commission recommended the change be approved on a motion by Scott Wyland, seconded by Allan Williams. Vote was unanimous.

Mr. Gilroy requested that the Zoning amendment for Planned Industrial-Commercial Centers be tabled.

Jeff reported that the Accessory Use amendment adds “tractor trailer drop and hook area” to the definition of Accessory Use. It was felt this term would be better located in the appropriate zoning district under “Accessory Uses”. Also, this change would regulate this specific accessory use differently than other accessory uses. The Commission recommended the change be disapproved on a motion by Bill Forrey seconded by Ron Glesner. Vote was unanimous.

Amendments (Information)

The following amendments were recommended for approval by the staff.

2. Lower Mifflin – Subdivision Ord. Amendment – 50 feet minimum width for private right-of-ways
3. Newville – Zoning Ord. Amendment – Off street parking requirements
4. North Middleton – Zoning Map Change – Agricultural Holding to R-1, 300 Cornman Rd, Fred Gettys, 9.27 acres
5. Penn – Zoning Ord. Amendments – Definitions, Various revisions to supplemental regulations
6. South Middleton – Zoning Ord Amendments – Definition of Farm, Maximum lot size

C. Sewerage Modules (information)

1. Camp Hill – Eisenhower Elementary, (public)
2. Hopewell – Irene Atno, 1 residential lot (septic)
3. North Middleton – Donald E. Adams, 1 residential lot (small flow treatment facility)
4. South Middleton – Scott Wilson, 1 residential lot (septic)

There were no concerns noted for the modules and the staff forwarded comments to the municipalities.

D. Planning Program Update

Kirk reported on Transportation initiatives, working with CAT on a service planning study for park-n-ride in Harrisburg. The goods movement plan – Tri-County has hired Karen Green for this program.

Kirk has been asked to attend Southampton's regular planning committee meetings. Staff has been helping Mt. Holly Springs with their comprehensive plan. Jim has been helping North Middleton Township and serves on their planning commission and zoning hearing board.

Kirk has been working on an initiative with Commissioners office in developing a Smart Growth Partnership in Cumberland County. It's a public/private partnership to help develop the Commissioners Smart Growth Policy with core county agencies and private sector businesses. Commissioner Eichelberger explained what the County Commissioners want to see as far as measurable goals. Kirk explained how other county offices could fall under the umbrella of the county comprehensive plan and bring their planning initiatives to the planning commission board for review. A volunteer from the planning commission was requested by Kirk. Allan Williams volunteered to serve on the committee.

E. Transportation

Jim reported that the HATS draft Transportation Improvement Program (TIP) is available for review. A report was highlighted regarding how to establish and sustain a functional transportation system. An article regarding increasing the Turnpike tolls was reported. The 2007 HATS annual report draft is available for review / comments. Some MPO's are working on creating a goods movement forum. The 15/581 is one of the most costly projects on the TIP and requires additional funds. A letter will be sent to municipalities explaining the TIP process stressing that the projects need to be completely funded. The Regional Planning Commission is requesting funds to update the Tri-County Growth Mgmt. Plan.

F. Local Planning Assistance Agreements

Jeff reported that 25 municipalities have responded so far to the agreement for the Local Planning Advisory service. The Commission approved the agreements on a motion by Scott Wyland, seconded by Allan Williams. The vote was unanimous.

G. Communications

Jackie welcomed new Planning Commission Member, Chris Knarr.

The next regular meeting of the Commission will be held on February 21, 2008 at 7:30 a.m. There being no further business, the meeting was adjourned at 9:00 a.m. on a motion by Scott Wyland, seconded by Bruce Rosendale. The vote was unanimous.

Respectfully Submitted,

Jennifer Crum
Administrative Assistant