

# CUMBERLAND COUNTY PLANNING COMMISSION

## Minutes of the Meeting

July 17, 2008

The monthly meeting of the Cumberland County Planning Commission was held Thursday, July 17, 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, Bruce Rosendale, ex-officio members Barbara Wilson and Commissioner Gary Eichelberger. Staff members present included Kirk Stoner, Jim Szymborski, Jeff Kelly, Stephanie Williams, Rebecca Wisner, and Tracey Yoder. Coordinating Agencies present were Vince McCollum – Conservation District.

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

### Minutes

A motion to approve the June 19th, 2008 meeting minutes was made by Bud Brown, seconded by Ron Glesner. The vote was unanimous.

### Coordinating Agencies

Vince McCollum – Conservation District

- Erosion sediment control plans over the past month were similar to the previous month. There have been about 25 plan reviews and 35 inspections. Those numbers are less than seen in the past. This does allow for more time to get out in the field, do inspections to construction sites making sure there is good implementation of erosion control BMP's. To date this year there have been 3 enforcements, they hope to not have anymore of those occurrences. The amount of rainfall has created some problems but they are continuing to work with the regulating community to implement erosion control standards on the sites.

### New Business:

#### **A. Subdivision and Land Development Plans (Information) 20 Plans**

Jeff mentioned a South Middleton Township- Truck Drop Lot- It is at the interchange of I-81 and Allen Road. It is the Northeast corner of the tract where there is an old farm house in the woods. It will be an area for trucks to drop off or pick up trailers. The site will include approximately 460 spaces. There are no buildings proposed on the lot. Barb Wilson mentioned there is a federal beautification easement of about six acres on the tract which will remain as trees. Bud Brown questioned the access to the site. Jeff answered that it will use Logistics Drive which will go onto Allen Road. Jackie Eakin questioned the zoning on this property. Jeff answered that it is permitted under the conditional use. Barb Wilson explained that ordinance in more detail. The use has been clarified.

Raj Jain had a question of the 22 acre plan in South Middleton Township. Kirk explained that it was a 5 lot addition into 1 lot and then a re-subdivision into 3 lots. One lot will have a house, 2 lots will be used for agriculture.

#### **B. Ordinance Amendments (Information)**

1. Carlisle – Allow Emergency Service Facilities in Commercial and Industrial Zones- recommend approval
2. Hampden – Zoning Ord Amendment – Municipal Uses, Telecommunication Towers- recommend approval

3. Hampden – Zoning Ord Amendment – Self-service storage facility regulations- recommend approval
4. Hampden – Zoning Ord Amendment – 20% bonus density in the R-C Zone for Open Space Developments- recommend disapproval -R-C zone is low density zone and open space is cluster development. The existing cluster development regulations permit the same density as a traditional development but allows for smaller lots. The proposed change would create more density without providing more open space.
5. North Middleton – Zoning Ord / Subdivision Ord Amendments – Revising setbacks, impervious coverage, sign regulations, grammatical errors cluster development and village district – recommend approval-except deleting cluster development and village district development. The county comprehensive plan recommends encouraging this type of development. Deb Ealer mentioned that this is being looked at and the township comprehensive plan will be revisited.
6. Silver Spring – Zoning Ord Amendment – Impervious coverage for townhouses in Village Overlay Zone – recommend disapproval. The impervious coverage right now is 70% per lot. They want to change this to 70% per townhouse group. Maintaining records for a townhouse group over time may be difficult to monitor and enforce.

#### **A. Sewerage Modules (Information)**

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

1. Hopewell – Timothy Vaughn, 2 residential lots (septic)
2. South Middleton – Orchards at Marsh Run, 254.5 EDUs (public)-part of a land development from last month, it is a retirement community, public sewer.

#### **B. Planning Program Update**

- Jeff gave some brief details regarding a project that was done through a grant with PHMC. He distributed two updated comprehensive plan chapters of History Past and Present and History Preservation Plan. Each board member has a draft copy for review and to discuss in more detail at a fall meeting. The project was overseen by a committee which included three members of the planning commission; Bill, Allan and Chris. The History Past and Present chapter includes historical data background of Cumberland County; it includes a listing of historical markers and all the properties listed on the national register; in the very back of that chapter are current organizations in the county that are preserving historic resources. The History Preservation Plan includes an update to the Comprehensive Plan chapter; it gives a background of legal basis for historic preservation; there is a toolbox in the back for municipalities to use to preserve their resources; recommendations; and a list of identified historic properties and maps that list those sites. Jim and Jeff visited these sites and municipalities provided input on local historic resources. Page 16-26, lists the unprotected historical resources. These are critical, significant resources that are identified by the staff and committee broken down by region. Chris mentioned the great job that Jim and Jeff did, Jackie also gave her thanks. Commissioner Gary Eichelberger proposed that this be made available for tourism; it would be a great resource.

Kirk updated the board on the following topics:

- Annual Report Status-It is on its way and should be done by the end of August. The report is typically done in-house, this year it was sent to Chris in MHMR department to use her professional design layout background to do.
- There are items being discussed at Smart Growth Partnership, a web survey has been conducted and will get some public outreach. After these steps are done, the staff will carefully review for revisions the county comprehensive plan.
- Traffic Impact study training- Kirk is working with a consultant to put together a training course. This was suggested through outreach program. Training will be provided at no cost.
- Transportation issues- Bridge program is moving forward. New engineer under contract. Kirk is hopeful that the new engineer will help us look at priorities.

#### Municipal Planning Assistance Activities-

- The staff is working with Hopewell Township to update their zoning ordinance based on the Tri-County model ordinance.
- Camp Hill/Lemoyne/Wormleysburg-Plan is moving into the final phases, and adoption should be by the end of this year with the implementation early next year.
- Completion of Shippensburg Township zoning and Mt. Holly Springs Borough comp plan are also close. Shippensburg should be the agenda next month. Mt. Holly has passed their comprehensive plan onto borough council for approval.
- Western COG Plan- Kirk attended the meeting on Monday. There is still uncertainty in the method of implementing the regional comprehensive plan. An amendment to the intergovernmental agreement is being considered.

Commissioner Eichelberger asked about the new state budget for bridges. That has been discussed with HATS. It may be 2010 until we see construction money available.

Allan added that Newville is going through the process to set up a recycling center at the Lions Club. It is at the stages of going through the proper chain for approval. It would be the county's first site.

#### **C. Planning Commission Administration**

Kirk discussed the MOU. In August the commission will discuss the plan operations for the department and commission. In September we plan to go over the MOU.

#### **D. Transportation**

Jim Szymborski stated that a lot of contracts were implemented in June. The TIP was completed and forwarded to PennDot. PennDot is expected to act on the document in August.

Traffic counts have begun. Adjustments have been made in the New Kingstown Bypass project with an increase in costs. The estimated let date is the end of July.

State policy is that any free money will go to bridge work. The state wants to do one local bridge per County per year.

A list was distributed of companies that would enter into agreement with commuter services through the Susquehanna Partnership. There are several businesses in Cumberland County. It will be funded through HATS and Adams County CMO.

There was a discussion on the Norfolk Southern project for a grade separated crossing and an appeal to release more funds.

#### **E. Communications**

Jeff mentioned that the amount of development is lower for the first half of this year with 503 acres proposed, compared to the 830 acres during the first half of last year.

The next regular meeting of the Commission will be held on Thursday August 21, 2008 at 7:30 a.m., at Business Central, Carlisle. There being no further business, the meeting was adjourned at 8:32 a.m. on a motion by Bill Forrey, seconded by Allan Williams.

Respectfully Submitted,

Tracey Yoder  
Administrative Coordinator