

CUMBERLAND COUNTY PLANNING COMMISSION

Minutes of the Meeting

August 21, 2008

The monthly meeting of the Cumberland County Planning Commission was held Thursday, August 21, 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, Deb Ealer, Chris Knarr, Raj Jain, Bruce Rosendale, ex-officio members Barbara Wilson and Commissioner Gary Eichelberger. Staff members present included Kirk Stoner, Jim Szyborski, Jeff Kelly, and Tracey Yoder.

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

Minutes

A motion to approve the July 17, 2008 meeting minutes was made by Bill Forrey, seconded by Bruce Rosendale. The vote was unanimous.

New Business:

A. Subdivision and Land Development Plans (Information) 26 Plans

There were 26 plans reviewed this month which is higher than the amount of plans that have been submitted each month this year. One development discussed in more detail by Jeff was a Rite Aid in Camp Hill. It will not have direct access from Market Street; it will have entry from a side street. Another development discussed was a Cumberland County Public Safety Building in Middlesex Township. It is a new building that will be behind where the old agricultural extension office was on Claremont road. It is about 21,000 square feet. There was a warehouse proposed in Lower Allen Township, the Yetter Court Warehouse that will be located beside the prison. It is about 590,300 square feet. A plan for JLG in Southampton Township was questioned by Allan Williams. This plan is only for a parking lot expansion.

B. Ordinance Amendments (Information)

1. Newville – Zoning Ord Amendment – Permit semi-detached dwelling in R-1, R-2, Regulate multi-family and apartment conversions, Signage in R-1 and R-2, Nonconforming uses, Definitions
2. Shippensburg Twp – Draft Zoning Ordinance
3. Shippensburg Twp – Draft Subdivision Ordinance
4. Shippensburg Twp – Comprehensive Plan Amendments – Revise collector roads

The staff has assisted in developing these amendments and ordinances. Staff recommended approval of all the above items.

C. Sewerage Modules (Information)

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

1. East Pennsboro – Oyster Mill Rd Sewer Extension – 37 dwellings (public)
2. Monroe – Four Seasons at Allenberry – 128 units (public) - This will be a residential townhouse development. After some discussion of the treatment site it was recommended that a comment be added to ensure capacity issues are addressed with the South Middleton Township Authority.
3. Silver Spring – Stone Hill Estates – 9 residential lots (septic)

D. Planning Program Update

- a. A Traffic Impact Training date has been set for November 21, 2008. It will be a morning program from 7:30-9: or 10:00. McCormick Taylor and Associates and PennDOT district 8-0 will give a model presentation of what was presented at the PA Planners Association. Stephanie and Becky are also putting together an ASA workshop. These workshops will be a seminar series for October and November. More information will be sent out as it is prepared.

Kirk updated the board on the following topics:

- b. Annual Report Status-The report is completed and is at the printers. It should be in next month.
- c. Kirk asked that you keep Bud Brown in your thoughts and prayers as he was being admitted to the hospital.
- d. Kirk, Chris Gulotta, and Omar Shute met with Rich Fry, the superintendent of Big Spring School to discuss the promotion of economic development. They are looking for ways to increase tax base. As the comp plan is updated this needs to be taken into consideration.
- e. Kirk received a plan yesterday from PUC for the Lemoyne connection. Kirk discussed with Scott Wyland, one of the PUC attorneys, regarding what comments if any should be provided on this plan. The guidance from Scott was to be cautious of the comments made in that Cumberland County could become responsible to cover some of the costs. Jim added that Tri-County is still working on this; they have met with the Transportation Secretary three times to discuss looking for more funds. The next steps are to respond to issues the Secretary raised. One is working on getting a new estimate on the grade separation costs; another is to determine if there is funding available through PA Infrastructure Bank that would provide funds for transit through a low interest loan. A delegation is being put together to include local, state, and congressional senators to meet with Norfolk Southern.

E. Planning Commission Administration

There was discussion on the following subjects and ideas were given to improve the functions of the planning commission.

- 1) Meetings- What changes could be made to make meetings more efficient and productive?
 - Special presentations
 - Outreach to state agencies to provide presentations on new policies and programs.
 - Engineering firms to provide presentations on major SALDO plans..
 - Request written reports from coordinating agencies rather than monthly presentations. Coordinating agencies could make presentation on a quarterly or as requested basis.
 - Conduct an agenda setting meeting between staff and CCPC executive committee– the meeting would provide the CCPC executive committee with the authority to approve the agenda items in advance of the meeting and be briefed by staff on specific topics.
 - Require presentations to be submitted to staff for review before meetings to insure the appropriate focus and length.
- 2) Stakeholder Outreach- Engaging the Public Effectively
 - Newspaper press releases of planning successes
 - Conduct informational public forums on timely topics
 - Balance of conservation and development as a potential topic
 - Make the Comprehensive Plan update more visual
 - Conduct media briefings on technical issues.

Municipal Outreach

- Outreach to municipal planning commission through the LPA program
- Annotated agendas for outreach
- college students/programs

- Offer grant writing assistance
- Outreach meetings in the morning rather than lunch time.

Commissioner Involvement

- Request attendance at outreach meetings for special issues
- Provide report from Commissioners on pertinent issues at outreach meetings.
- Add a “concerns for commissioners” as an agenda item
 - feeds Municipal Advisory Board agenda

Other Groups

- Economic development and tourism
- DCED / State Agencies
- PSATS
- Home Builders/ Realtors
- Surveyors/ Engineers
- PPL/DJM
- PennDOT
- Utilities
- LRP's
- School Districts

Discussions will continue at the next planning commission meeting to cover topics of Member Involvement and Operations.

The next regular meeting of the Commission will be held on Thursday September 18, 2008 at 7:30 a.m., at Business Central, Carlisle. There being no further business, the meeting was adjourned at 9:00 a.m.

Respectfully Submitted,

Tracey Yoder
Administrative Coordinator