

CUMBERLAND COUNTY PLANNING COMMISSION

Minutes of the Meeting

September 18, 2008

The monthly meeting of the Cumberland County Planning Commission was held Thursday, September 18, 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, Bud Brown and ex-officio member Barbara Wilson. Staff members present included Kirk Stoner, Jim Szymborski, Jeff Kelly, Jeff Bennett, Stephanie Williams and Tracey Yoder. Also present was John Dwyer Sr., Supervisor, Monroe Township.

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

Minutes

A motion to approve the August 21, 2008 meeting minutes was made by Allan Williams, seconded by Bud Brown. The vote was unanimous.

New Business:

Monroe Township Ordinance Amendment

Monroe Township proposed Text and Map Zoning Ord Amendments which included various revisions for conditional uses, buffering, screening, and conservation district. Approval was recommended with the following comments by Stephanie Williams. The ordinance committee felt there should be action taken for these proposed changes. Monroe Township Supervisor, John Dwyer Sr. was present to address any concerns and answer any questions for a vote to be taken. The following are the staff and committee comments:

The proposed ordinance amendments are generally consistent with the 2003 County Comprehensive Plan. To be more consistent with the County Plan in Conservation Areas, the Township should consider decreasing the density of residential development permitted in the Conservation District to more effectively preserve the important natural resources of South Mountain.

The County Future Land Use Map identifies South Mountain as a priority Conservation Area. A full build out of the Conservation Zone with the proposed 2 acre minimum lot size could reduce and fragment the forested slopes of South Mountain and have negative environmental impacts on the community. To protect these natural resources, the County Comprehensive Plan and Tri-County Regional Growth Management Plan recommend residential development be permitted at very low densities (1 unit per 20 acres) in Conservation Areas.

The goals of the 2007 Monroe Township Comprehensive Plan include the protection, conservation and preservation of the Township's natural resources.

1.) Recommend further decreasing the density of residential development permitted in the Conservation Zone. The County Comprehensive Plan and Tri-County Regional Growth Management Plan recommend residential development be permitted at very low densities (1 unit per 20 acres) in Conservation Areas. Several neighboring municipal ordinances were provided. Recommend considering these ordinances for regional consistency.

2.) Recommend revising 2007 Monroe Township Comprehensive Plan, Future Land Use Map. Recommend changing Penn Products tract (PIN# 22-12-0346-047, Approximately 300 acres) from Residential to Conservation to be consistent with the County Comprehensive Plan.

- 3.) Recommend revising boundary of Conservation Area to align more closely with property boundaries.
- 4.) Recommend rezoning existing "White Rocks" residential development from Conservation to R-1 to be consistent with Township and County Future Land Use Plan and to reduce non-conformities in the Conservation District.

A motion to approve the ordinance amendments with the reviewed staff comments was made by Bud Brown, seconded by Deb Ealer, the vote was unanimous.

A. Subdivision and Land Development Plans

Plans for this month were minor 1-2 small lot reviews. LIT Industrial submitted a final plan for review of the truck drop lot in South Middleton Township. The preliminary plan was reviewed last month. The plans were recommended for approval with comments by staff.

B. Ordinance Amendments

1. Mechanicsburg – Zoning Ord Amendment – Projecting Business Signs
2. Middlesex – Zoning Ord Amendments – Conservation Subdivision Design, Definitions, Accessory Uses
3. Middlesex – Subdivision Ord Amendments – Conservation Subdivision Design, Definitions, Landscaping
4. Middlesex – SALDO and Zoning Amendments – Outdoor Lighting Regulations
5. Silver Spring – Zoning Ord Amendment – Screening, Sign Regulations
6. Silver Spring – SALDO Amendment – Ground Source Heat Pump System requirements

Staff recommended approval of the above items with the exception of Mechanicsburg; denial was recommended because it would allow business signs to be 6 times larger than the currently permitted 12 square feet, 6 square feet on each side. They are proposing 36 square feet. The Tri-County Regional model ordinance recommends 16 square feet; the proposed size is out of character with requirements in surrounding boroughs. It was also recommended that signs do not go higher than the building and that they are fastened securely to the building.

Middlesex Township updated their subdivision and zoning ordinances to allow for conservation subdivision design; the change is only in the conservation/agricultural zone and provides up to 60% open space for clustering development. This change is close to the National Land Trust model. There were only a few clarification comments on this amendment.

The Silver Spring Township proposes a change in screening regulations. The screening requirements would now fall on whoever develops the land last. It was noted that enforcing screening requirements on many residential properties may be more difficult than enforcing it on one commercial lot.

Silver Spring Township has also added a provision in their ordinance that if a proposal comes in to use ground source heat pumps it needs to be looked at for contamination issues.

C. Sewerage Modules (Information)

One residential sewage module proposed in Monroe Township for Willis and Vera Brubacker-3 residential lots (septic)

D. Planning Administration

- 1) Member Involvement With Staff - Committees
 - Ordinance/Plan Review Committee:
 - Rajesh Jain
 - Chris Knarr
 - Bud Brown

Bruce Rosendale

- Transportation Planning Committee:
Bud Brown
Deb Ealer
Ron Glessner
Allan Williams
Tom Sweeney
 - Comprehensive Plan Committee/Regional Growth Management Plan:
Rajesh Jain
Ron Glessner
Bill Forrey
Chris Knarr
- 2) Areas the Commission should focus on:
- Better Communication with local planning commissions
 - Update/Status report on Greenway Plan
 - Strengthen ties with Housing/Redevelopment Authority, Conservation District, GIS, Tri-County Regional Planning Commission, Tourism, Economic Development
 - Utility Coordination
 - CAP/COG- annual updates
 - Comp plan implementation priority
- 3) Areas the Commission should focus on less:
- Agency Reports
 - Better focused LPA support- finding out who needs us.
- 4) Areas of Improvement:
- Explain recommendations more clearly to municipalities
 - More policy guidance
 - Municipal PC contacts
 - Packets to PC members
 - Zoning amendments on the web

Discussions for next meeting will include focus on the MOU (Memorandum of Understanding) and Tri-County regional program. Kirk asked each member to print out and review the MOU for next meeting.

The next regular meeting of the Commission will be held on Thursday October 16, 2008 at 7:30 a.m. at Business Central, Carlisle. There being no further business, the meeting was adjourned at 9:03 a.m. on a motion made by Bud Brown, seconded by Alan Williams.

Respectfully Submitted,

Tracey Yoder
Administrative Coordinator