

CUMBERLAND COUNTY PLANNING COMMISSION

Minutes of the Meeting

October 16, 2008

The monthly meeting of the Cumberland County Planning Commission was held Thursday, October 16, 2008 at 7:30 a.m. at Business Central, 18 N. Hanover Street, Carlisle, PA.

Roll Call

Members present included Jackie Eakin, Bill Forrey, Ron Glesner, Deb Ealer, Raj Jain, Bruce Rosendale, Bud Brown. Staff members present included Kirk Stoner, Jim Szyborski, Jeff Kelly, Jim Bennett, Rebecca Wisner and Tracey Yoder. Also present were Larry Barrick and Ron Reeder, Dickinson Township representatives, Pat McDowell, North Middleton Planning Commission and Frank Chlebnikow of Rettew.

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

Minutes

A motion to approve the September 18, 2008 meeting minutes was made by Deb Ealer, seconded by Bill Forrey. The vote was unanimous.

New Business:

A. Subdivision and Land Development Plans (Information)

Jeff mentioned Sporting Hill Villas, 256 multi-family apartment units in Hampden Township and Autumn Chase, 243 single family units in Upper Allen were two large plans submitted for review this month. There were concerns with the Sporting Hill Villas plan regarding access. It is proposed to extend Sporting Hill Road south into the property, only allowing one access into the development. The plan will probably be revised and presented for review again. The plan for Autumn Chase is being developed as a conservation subdivision zone and a lot of open space is proposed. This plan needs basic corrections such as showing bearings and distances around the lot, lot area being shown, set backs noted.

Jeff also explained the Vertical Properties plan of Lower Allen Township. This plan proposes a mix of offices and maintenance facilities on the site.

B. Ordinance Amendments (Action)

1. Dickinson-Comprehensive Plan Draft
2. North Middleton-Comprehensive Plan Draft

Frank Chlebnikow of Rettew attended the meeting to present the Dickinson Township Comprehensive Plan to board members. This project was funded with a land partnership grant through the County. It was also a public/private partnership with participation from the County, the Township and Rettew Associates. Rebecca Wisner was the staff representative for Cumberland County which helped ensure the County's strategies were incorporated or discussed. Key aspects of this plan were public participation meetings that were held throughout the township. All Steering Committee meetings were open to the public with a high rate of attendance and participation. Any public input was considered and incorporated where possible in the plan.

Future Land Use Plan (maps were passed out for reference)-

- Includes two planned growth areas – Primary Growth Area and Future Growth Area
- Proposes a Primary Agricultural Land classification based on Agricultural Security Areas (ASA) and Agricultural Conservation Easements (ACE).
 - ASA's identify a commitment of the farmer to farm the land
 - ACE identify the commitment of the county to preserve farms
 - Proposes effective agricultural zoning in the Primary Agricultural land classification
- Protects steep slopes, surface water, wetlands, and floodplain through Conservation Overlays

- Proposes the use of Conservation Subdivision Design to preserve open space
- Proposes a Natural Resource Overlay over the Yellow Breeches Creek
- Transportation improvements are tied to Future Land Use Plan

Review Comments:

- The forty-five day review period expires on October 17, 2008
 - Received no comments from adjoining municipalities or school district
 - Received Cumberland County Staff comments
 - Plan is consistent with the county plan.

After this meeting, a public hearing will be scheduled and the plan will be adopted by the end of the year.

After general discussion of a few questions of the board it was moved to approve the Dickinson Township Comprehensive Plan on a motion made by Bud Brown, seconded by Ron Glesner. The vote was unanimous.

Frank Chlebnikow of Rettew also presented the North Middleton Comprehensive Plan to board members. This project being the same nature of the Dickinson plan provided a public/private partnership and was funded through a land partnership grant through the county.

Key aspects of the plan included:

- Public participation meeting conducted early in the project schedule
- Road tour with Committee members
- All steering committee workshop meetings were open to the public
- High rate of attendance/participation from township staff and committee members

Future Land Use Plan: (maps were distributed for reference)

- Includes two planned future growth areas –Primary Low to Medium Density Residential/CSD Growth Area and Secondary Low to Medium Density Residential Growth Area
- A large concentration of Agricultural Security Areas is located in the northwest corner of the township. This area of the township is classified as Agriculture.
- There are two Agricultural Conservation Easements in the township. The area around the easements is classified as Agricultural
- Protects steep slopes, surface water, wetlands, and floodplain through Conservation Overlays
- Proposes the use of Conservation Subdivision Design to Preserve open space
- Proposes a Natural Resource Overlay over the Yellow Breeches Creek
- Transportation improvements are tied to the Future Land Use Plan
- Builds upon the built environment of Carlisle Borough

Review Comments:

- The forty-five day review period expires on November 12, 2008
- There weren't any comments received from adjoining municipalities or school district
- Cumberland County staff comments and concerns were discussed.
 - Large numbers of future land use categories proposed
 - Potential for commercial strip development along certain corridors
 - Plan is consistent with County Plan
- 10/22/2008 – Joint meeting with BOS, PC, and Committee

After general discussion and comments suggested by the Board it was moved to approve the North Middleton Comprehensive Plan on a motion made by Rajesh Jain, seconded by Bud Brown. The vote was unanimous.

C. Ordinance Amendments (Information)

1. Silver Spring – Impervious coverage for townhouses in Village Zone

This is a revised zoning amendment reviewed by the County in July, 08. The revision addresses County comments and staff recommended approval.

D. Sewerage Modules (Information)

1. Dickinson – Richard Coplen – 1 residential lot (septic)
2. North Middleton – Mountain View Estates – 209 residential lots (public)

E. Planning Administration

- Today's meeting to finalize MOU discussion and move to discussion of the Tri-County Program was not held due to the restraint of time. Kirk will have an email prepared with the information to review, members can return it with their comments and Kirk will summarize the discussion for next meeting.
- A membership committee needs to be appointed to look into the upcoming terms of members and officers and to elect officers for next year.
- A breakfast will be held after the normal December Planning Commission meeting for the annual Christmas Party at Business Central.
- Appalachian Trail Zoning- Staff is working to develop a model that may be used with all affected municipalities affected with the new legislation.
- Upper Mifflin has appointed a zoning committee; Jeff Kelly will be attending their next meeting to offer any assistance.

The next regular meeting of the Commission will be held on Thursday November 20, 2008 at 7:30 a.m. at Business Central, Carlisle. There being no further business, the meeting was adjourned at 8:45 a.m.

Respectfully Submitted,

Tracey Yoder
Administrative Coordinator