

CUMBERLAND COUNTY PLANNING COMMISSION

Minutes of the Meeting

November 20, 2008

The monthly meeting of the Cumberland County Planning Commission was held Thursday, November 20, 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, Chris Knarr, Deb Ealer, Raj Jain, Bruce Rosendale, Bud Brown, ex-officio members Barbara Wilson and Commissioner Gary Eichelberger. Staff members present included Kirk Stoner, Jim Szymborski, Jeff Kelly and Tracey Yoder. Also present were Frank Chlebnikow of Rettew and Eugene Briggs, Jr. of Arro Consulting, Inc.

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

Minutes

A motion to approve the October 16, 2008 meeting minutes was made by Bud Brown, seconded by Bill Forrey. The vote was unanimous. Chris Knarr was unable to attend the October 16th meeting and abstained from voting on the minutes.

Public Comment:

None

New Business:

A. Subdivision and Land Development Plans (Information)

Jeff mentioned the plans presented for review this month were minor. There were 2 school renovation plans reviewed; the Cedar Cliff School in Lower Allen addition to the library and cafeteria and a demolition and rebuild of the Hillside Elementary in New Cumberland.

B. Ordinance Amendments (Action)

Camp Hill, Lemoyne, Wormleysburg-Regional Comprehensive Plan Draft

Chris Knarr and Frank Chlebnikow of Rettew presented the Regional Comprehensive Plan (Imagine West Shore - IWS) to Board Members. The partners of this plan included the boroughs of Camp Hill, Lemoyne, and Wormleysburg, 2 guidance committees; an IWS Steering Comp Plan Committee and a West Shore Collaborative Task Force which helped as an organizational component for implementation. Cumberland County Representatives included Kirk Stoner of County Planning and Chris Gulotta of Housing and Redevelopment. The Consultants were RETTEW Associates, Inc. and ARRO Consulting, Inc.

The Mission for Imagine West Shore is a collaborative planning effort among Camp Hill, Lemoyne, and Wormleysburg to build upon their location, promote diversity, and encourage opportunities for revitalization to realize their vision of serving as the gateway to the West Shore.

The comprehensive plan followed a general planning process including: Background/Existing Conditions, Plan Elements/Strategies, Review/Recommend/Adopt and Implementation.

The Timeline of this process was:

April 2007- Project Kickoff

April 2007-June 2008- Regular Steering Committee Meetings

August 2008- Stakeholder Interviews which consisted of 4 of each community

December 2007-January 2008-Revitalization/Economic Development Committee Meetings
March 2008-June 2008- Regular West Shore Collaborative Task Force Meetings
August 2008-Joint Planning Commission/Borough Council Public Meetings for each community
August – November 2008- Public Review/Comment- County & Municipal Planning Commissions

The plan included general planning principles that help guide all the development strategies. The specific planning elements tie into the MPC. The individual plan layout is meant to be colorful and attractive with many visual images incorporated. Examples of projects in other communities are to be used to guide them through projects. Future funding for implementation was an important issue in the plan; the plan provides language that can be used in submitting grant applications. There are individual Future Land Use Development features for each Borough specific to their needs. The Plan Content/Topics included the sections:

- Introduction
- Planning Elements/Strategies
- Implementation
- Parks, Recreation, & Open Space
- Appendix

This plan is consistent with the County Comprehensive Plan. The future land use plan followed the County's future land use designations and classifications as a base. A new category developed was the downtown component.

The Lemoyne Connector was discussed through the plan process. The Commission indicated key issues to be addressed in the rail corridor concerning access, safety, and buffers.

The Commission recommended that more conventional land use colors be used in the mapping. Also changing the Cumberland County index map on the future land use maps to highlight the three boroughs in relation to each other rather than highlighting them individually on each map.

A recommendation was made to include the projects in the TIP, so that when applying for funding it will be in compliance with the Municipal, County, Regional, and Regional Growth Transportation plans.

The Commission complimented the municipalities and consultants on an accomplishment in regional planning.

A motion to recommend approval of the Camp Hill, Lemoyne, Wormleysburg draft Regional Comprehensive Plan with comments was made by Rajesh Jain, seconded by Allan Williams. The vote was unanimous. Chris Knarr and Bud Brown abstained from voting due to their involvement with the project.

Frank Chlebnikow of Rettew updated the Board that the Dickinson Comprehensive Plan had public hearing without any concerns. The County Comments were incorporated into the plan. He also indicated that the North Middleton Comprehensive Plan public hearing had few concerns. Not all of the County comments were incorporated into the plan, specifically, the comments concerning neighborhood commercial & strip development. It was determined the language in the Comp Plan would preclude any big box commercial development. There was discussion regarding the proposed trailer drop lot. Residential properties in the neighborhood commercial and commercial industrial categories will be considered conforming until the property is sold.

C. Sewerage Modules (Information)

1. Dickinson – Terry & Roesella Burkholder – 3 residential lots (septic)
2. Lower Frankford – Terry A. Starner – 1 residential lot (septic)

3. North Newton – Marlin Weaver – 1 residential lot (septic)

D. Planning Program Update

Kirk referred to the planning program update that was provided in the meeting packet. Kirk discussed a few of the projects that are going on with the planning staff.

The Planning Department is the recipient of the “Champion of Health” Award from the Carlisle Area Health and Wellness Foundation. The award recognizes organizations that creatively promotes and supports good health in the region.

South Mountain Community VIZ Project- Working with DCNR and the Central PA Conservancy on a project to use Community Viz to perform build out scenarios for townships in the county. The project will enhance our GIS capabilities and allow us to use a new tool for our comp plan update and municipal technical assistance.

Cumberland County Hiker/Biker trail- working with DCNR Bureau of Forestry to connect the Hiker/Biker Trail to the Cumberland County owned Mt. Holly Marsh Preserve. May come at no cost to the county other than helping to clear the trail.

Cumberland County Valley Rail Trail- Movements in that project are working with legislators to secure funding to purchase the PPL right of way. Working with Shippensburg University to construct a bridge over Fogelsanger Road that would connect the rail trail to the University and Shippensburg Borough.

Tree Vitalize Program -CCPC will be administering the Tree Vitalize program for Cumberland County. Through the program \$100,000 of grants will be available to municipalities for tree planning and forestry education projects.

In January Chris Gulotta and Kirk will be working with the Camp Hill, Lemoyne, and Wormleysburg after implementation of the new regional comprehensive plan.

E. Planning Administration

Kirk referred to the discussion summary in the meeting packet and requested that if there are any changes that need to be made to contact him.

The Tri County Regional Program was emailed to everyone for review and respond with strategies and comments.

- Should the PC be involved and have input in the I-81 coalition? Kirk is on the local governance committee of this coalition.
- There was a question concerning program specifics. In 2009 a format will be completed that will provide more explanation on projects. Priority projects will be highlighted and updated specifying tasks under each program.

The Tri County information will be sent out to all members again and for any other comments. Suggestions will be reflected in the next years regional work program.

F. Nominating Committee

Deb Ealer and Jackie Eakin were designated as the nominating committee members.

The next regular meeting of the Commission will be held on Thursday December 18, 2008 at 7:30 a.m. at Business Central, Carlisle. There being no further business, the meeting was adjourned at 9:20 a.m.

Respectfully Submitted,

Tracey Yoder
Administrative Coordinator