

CUMBERLAND COUNTY PLANNING COMMISSION

Minutes of the Meeting

December 18, 2008

The monthly meeting of the Cumberland County Planning Commission was held Thursday, December 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, Chris Knarr, Deb Ealer, Raj Jain, Bruce Rosendale, Bud Brown, ex-officio member Barbara Wilson. Staff members present included Kirk Stoner, Jim Szymborski, Jeff Kelly, Jim Bennett, Stephanie Williams and Tracey Yoder. Coordinating Agencies present were Brian Jaymes – Conservation District, Also present were Jim Schultz of Charter Homes.

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

Minutes

A motion to approve the November 20, 2008 meeting minutes was made by Bill Forrey, seconded by Bruce Rosendale. The vote was unanimous.

Public Comment:

None

New Business:

A. Subdivision and Land Development Plans (Information)

Jeff referred to the list of plans that were presented this month. The ordinance review committee looked at the Monroe Township plan for Rutter's Store #66, located on the corner of 74 and 174 in the Churchtown area. The plan is compliant; Residents had concern of impacting the historic village character. The store will be located outside the village. The truck movement on the site also appears acceptable. The largest plan presented was a mobile home park in Upper Frankford, Creek View Ph I the preliminary plan was reviewed several years ago and building is now in process.

B. Ordinance Amendments (Action)

1. Lower Allen – Zoning Map Change – I-1 to R-4, Leshar Tract

Jim Shultz of Charter Homes attended the meeting to present a Zoning Map Change to board members for a tract of land in Lower Allen Township. Charter Homes is an equitable owner with the Leshar Family property in Lower Allen Township. The land is located near Rossmoyne and Lisburn Road. The current zoning for the property is I-1. The request is to change it to R-4.

The environmentally sensitive area in the west will remain undisturbed. Access to the site will be off of Lisburn Road.

This change was recommended on Tuesday December 16, 2008 by the Lower Allen Township Planning Commission to the Township Commissioners. Public meeting will be held January 26th, 2009.

The measure of impact for transportation, school and sewer have been researched, this information will be presented when a preliminary plan is submitted.

There will be a buffer between the turnpike and the line of homes.

The township is seeking transportation funding through the state to realign Rossmoyne road. If state funding is not available, Charter Homes will fund that project.

The proposed change is consistent with the draft township zoning ordinance.

A motion to approve the Zoning Map Change in Lower Allen Township was made by Rajesh Jain, seconded by Chris Knarr. The vote was unanimous.

C. Ordinance Amendments (Information)

The following items were recommended for approval with comments by staff.

1. Hampden – Zoning Text Change – Outdoor Wood-Fired Boilers
2. Hampden – Zoning Text Change – Residential Wind Turbine
3. Middlesex – Zoning Text Change – Institutional Uses, Lot Coverage, Setback Requirements
4. South Middleton – Zoning Text Change – Wind Energy Facilities
5. South Middleton – Zoning Text Change – Flood Hazard District

D. Sewerage Modules (Information)

The following modules were reviewed by staff.

1. Dickinson – Wyrick Subdivision – 1 residential lot (septic)
2. North Middleton – James & Gwen Howell – 1 residential lot (septic)

E. 2009 County Planning Program

Kirk reviewed the planning program update that was included in the meeting packet.

- The Comprehensive Plan Committee and the Transportation Committee will meet in January of 2009.
- The Planning Department accepted the “Champion of Health” award from the Carlisle Area Health and Wellness Foundation on December 16.
- Traffic Impact Study Training was held and attended by 32 people, the training received favorable evaluations.
- Each Planning Commission of Camp Hill/ Lemoyne/and Wormleysburg has recommended adoption of the regional comprehensive plan. North Middleton and Dickinson have adopted their Comprehensive Plans.
- The planning staff will be working with CCHRA to develop a core communities visioning document.

Kirk explained that this format of the planning program update will be different in 2009. A 2009 work program guide has been prepared. It lists each activity performed by staff and will be updated monthly on progress for each activity. The 2009 work program was approved on a motion made by Bill Forrey, seconded by Allan Williams. The vote was unanimous.

F. Planning Administration-Regional Program

Kirk summarized the comments that were suggested during the administration discussions regarding the regional planning program. Jim Szymborski mentioned to add the Regional Transportation Plan as an activity for the regional program. The program highlights increased coordination and input opportunities for CCPC on regional planning initiatives. All regional planning program initiatives should have a clear link and benefit back to Cumberland County, the CCPC should be provided with a detailed summary of every regional project/program; what it is, what it involves, objectives, and demonstrable outcomes. The TCRPC Regional Planning Program was approved on a motion made by Chris Knarr, seconded by Rajesh Jain. The vote was unanimous. The regional program proposal will be sent to Tri County Planning for approval and comments.

G. 2009 Memorandum of Understanding

Kirk also summarized the 2009 proposed MOU changes and included the full MOU in the meeting packet. Text in the MOU has been revised regarding the planning program budget to be consistent with the county budgeting time line. An estimate of next year’s budget will be submitted to staff in July and will be discussed with the commission in August regarding it’s relation to county and regional programs. The MOU coordinates with the TCRPC Regional Planning Program. The MOU was approved on a motion made by Rajesh Jain, seconded by Bruce Rosendale. The vote was unanimous.

H. Nominating Committee

Bruce Rosendale and Allan Williams have been nominated and appointed to serve another 4 year term as a member on the Cumberland County Planning Commission.

I. Blighted Property Reinvestment Board- Planning Commission Representative

Jackie Eakin was nominated to represent the Cumberland County Planning Commission for a 3 year term on the Cumberland County Blighted Property Reinvestment Board on a motion made by Chris Knarr, seconded by Ron Glesner. The vote was unanimous.

The next regular meeting of the Commission will be held on Thursday January 15, 2009 at 7:30 a.m. at Business Central, Carlisle. There being no further business, the meeting was adjourned at 8:25 a.m. on a motion made by Bill Forrey, seconded by Allan Williams.

Respectfully Submitted,

Tracey Yoder
Administrative Coordinator