

CUMBERLAND COUNTY PLANNING COMMISSION

Minutes of the Meeting

January 15, 2009

The monthly meeting of the Cumberland County Planning Commission was held Thursday, January 15, 2009 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, Debi Ealer, Raj Jain, Bruce Rosendale, ex-officio member Barbara Wilson. Staff members present included Kirk Stoner, Jim Szymborski, Jeff Kelly, Jim Bennett, and Tracey Yoder. Also present were Jim Schultz of Charter Homes.

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

Reorganization

Jackie Eakin was nominated for Chairman on a motion made by Ron Glesner, seconded by Rajesh Jain. The vote was unanimous. Bill Forrey was nominated for Vice-Chairman on a motion made by Chris Knarr, seconded by Ron Glesner. The vote was unanimous. Allan Williams was nominated for secretary on a motion made by Debi Ealer, seconded by Chris Knarr. The vote was unanimous.

Minutes

A motion to approve the December 18, 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. Chris Knarr added that Mechanicsburg Borough appreciated the assistance of Jim Bennett for the 2 lot subdivision plan that was presented. Jeff commented on the Winding Hills Stage 3 plan that was submitted for Upper Allen Township, there are 6 stages of this development; the completion of the project will construct 891 homes.

B. Ordinance Amendments (Action)

1. Upper Allen – Zoning Map and Text change – Jim Shutz - RL to Industrial, 26 acres, Arcona Rd; Text amendment – allow Mixed Uses and Warehousing not greater than 25,000 sq ft. in Industrial zone.

Jim Shultz of Charter Homes attended the meeting to present a Zoning Map and Text Change to board members. Charter Homes is an equitable owner with the Leshner Family property in Lower Allen Township, which was approved by the Planning Commission last month. This proposed amendment is to change the 26 acre tract in Upper Allen from rural living to industrial with mixed uses, which would allow warehousing not greater than 25,000 sq. ft. This area is currently zoned rural living and may not be compatible with the proximity of the adjacent PPL station. The intended use of the mixed uses area would be landscaping operation, flex space, office areas, and self storage space. Upper Allen Township has not yet commented on the proposed changes. The township comprehensive plan future land use indicates for this area to be rural living. The county comprehensive plan indicates this area for residential use. The status of sewer/water services has not been reviewed. There are not any services there right now; the service will need to be extended to the site.

The proposed amendments were denied on a motion made by Debi Ealer, seconded by Raj Jain. The vote was unanimous.

2. Hampden – Zoning Map Change – Commercial Limited to Commercial General, East Gate Plaza Shopping Center

Jeff added that there was a map provided in the meeting packet for review. The request was submitted by East Gate Plaza Shopping Center. It is located on the Southeast corner at Simpson Ferry Road and Sheely Road. The request is for vehicle service stations; the current zone does not permit vehicle service stations the proposed zone would allow fuel sales, vehicle sales, and lumber yards. The amendment was approved on a motion made by Raj Jain, seconded by Bill Forrey. The vote was unanimous.

3. Hampden – Zoning Text Change – Allow Home Improvement Showroom and offices in CL zone

Jeff added that this proposed amendment would allow home improvement centers in the Commercial Limited Zone. The application was submitted by Ambassador Limited. The change would allow some storage, which may be a concern for truck traffic. There are conditions that were placed in the request, Inventory storage area should not exceed 20% of the building area and shall not be open to the public, loading/unloading shall be in the rear of the buildings, no outside storage, minimum of 15% of the building shall be devoted to showroom, trailers and trucks used for transportation or inventory shall not be stored on sight. The amendment was approved on a motion made by Chris Knarr, seconded by Bruce Rosendale. The vote was unanimous.

C. Ordinance Amendments (Information)

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

1. Silver Spring – Zoning Map Change – R-1 to Professional Office, 1.94 acres, Pa. Route 114
2. Silver Spring – Zoning Text Change – Floodplain Regulations concerning building permit procedures.

D. Sewerage Modules (Information)

The following modules were reviewed by staff.

1. Dickinson / Penn – Barry Jackson – 1 commercial lot (holding tank)
2. New Cumberland – Hillside Elementary School (public)
3. South Middleton – Christopher Raup – 2 residential lots (septic)
4. New Cumberland – Act 537 Sewage Facilities Plan – updating sewer plant with improvements
5. Penn – Act 537 Sewage Facilities Plan Revision

E. Monroe Township Zoning Ordinance Validity Challenge

Kirk discussed that Monroe Township is facing a procedural and validity challenge in their zoning ordinance. The validity challenge has come from Penn Products; they are asserting that the lower density in the conservation zone is unfairly targeting Penn Products property and interfering with the ability to develop their land and could result in the taking of the land. Jim Bogar, attorney for Monroe Township has contacted Kirk and requested the County support. The response and evidence to be submitted will be based on the review comments and minutes of the meeting. Attorney Bogar requested Kirk give testimony in this case, as he signed the review letter. It was approved by the Commission for Kirk to

represent the board on a motion made by Allan Williams, seconded by Bill Forrey. The vote was unanimous.

The commission discussed policy for future representation of the Board – either staff or a member of the Planning Commission Board providing representation. Bill Forrey made a motion for the planning director to represent Cumberland County Planning Commission as assigned with the support of the planning commission for testifying, seconded by Bruce Rosendale. The motion was passed on a vote of 6 to 2. Chris Knarr and Debi Ealer opposed the motion. Barbara Wilson ex-officio also opposed the motion.

F. 2009 County Planning Program Update

Kirk discussed the table that was provided in the meeting packet that has been updated with staff projects. Kirk also mentioned that the Comprehensive Plan Committee has had their first meeting. The direction of the committee is to meet again in February with information on goals and objectives, public involvement and to prioritize the chapters to look at. The Annual Report is being worked on and there is a goal to have it completed by first quarter.

G. Planning Administration – Review of Regional Program (Action)

Jim has prepared a similar document for the Regional Program to provide updates on projects. Projects can be updated and added at anytime through the year as new projects become involved. Jim discussed the focus areas are Regional Growth Management Plan Update – a contract was received and confirmation to proceed, Regional Economic Base Study – preliminary scope of work has been completed. The financial resources are not fully available for this project, TCRPC has budgeted money for the project and will proceed using those funds, and an advisory board will be put together. A GIS technical committee was established, regional and county GIS staff will be meeting.

The Tri-County Regional Program was approved on a motion made by Chris Knarr, seconded by Bruce Rosendale. The vote was unanimous.

H. H2O Pa. Grant Program Letters of Support – Carlisle, Lower Allen, Newville, Shippensburg and Mechanicsburg.

Letters of Support have been prepared for the municipalities listed above to assist in funding for upgrading of sewage facilities. It was approved to support these requests on a motion made by Allan Williams, seconded by Bill Forrey. The vote was unanimous.

Allan Williams added that there was a Rails to Trails meeting held in support of extending the trail from Newville to Carlisle. It was a very informative meeting with approximately 50 people in attendance.

Jackie Eakin mentioned that Bud Brown may not be able to attend meetings due to health problems, he will be in touch by phone and mail to give his input on issues that are presented.

Jim also asked that anyone interested in attending the Annual Tri-County Banquet to please submit their RSVP.

The next regular meeting of the Commission will be held on Thursday February 19, 2009, 7:30 a.m. at Business Central, Carlisle. There being no further business, the meeting was adjourned at 9:08 a.m. on a motion made by Bruce Rosendale.

Respectfully Submitted,

Tracey Yoder
Administrative Coordinator