

CUMBERLAND COUNTY PLANNING COMMISSION

Minutes of the Meeting

August 20, 2009

The monthly meeting of the Cumberland County Planning Commission was held Thursday, August 20, 2009 at 7:30 a.m. at Business Central, 18 N. Hanover Street, Carlisle, PA.

Roll Call

Members present included Jackie Eakin, William Forrey, Ron Glesner, Chris Knarr, Debi Ealer, Rajesh Jain, and Bruce Rosendale. Staff members present included Kirk Stoner, Jim Szymborski, Jeff Kelly, Jim Bennett, and Tracey Yoder. Also present were Marcus McKnight, Rod Talbert, Tim Deurr, and Marianne Taylor.

The meeting was called to order by Chairman Jackie Eakin at 7:33am.

Minutes

A motion to approve the July 16, 2009 meeting minutes was made by Debi Ealer, seconded by William Forrey. The vote was unanimous.

Public Comment:

None

New Business:

A. Subdivision and Land Development Plans (Information)

Jeff referred to the list of plans presented this month. There were 24 plans submitted for review. Several plans of interest include Technology Park off 944 in Hampden Township; they proposed subdivision of 4 new lots and also a land development plan for Hudson Company Lot 11, a 67,000 square foot office building. In Hopewell Township along Newville Road, the Newburg-Hopewell Fire Department proposed a new 16,000 square foot fire station and a 15,000 square foot community center. Newville Elementary School in North Newton Township is expanding, adding new parking, a small expansion to the back of the school and re-routing the bus pick up location. Econolodge on route 15 in Upper Allen Township has a small expansion to the manager's office. In Upper Frankford Township, Phase III of a IV phase project has been submitted for Creekview Mobile Home Park, this phase includes 62 lots, there will be a total of 184 lots when the development is completed. Sheetz, on the corner of routes 11 & 233 in West Pennsboro Township proposed a new 5,000 square foot store with 6 pump stations. There is currently an old garage on the site that will be demolished.

B. Ordinance Amendments (Information)

The following amendments were reviewed by staff and recommended for approval.

1. Dickinson – Sub Ord amendments – Definitions, fees, historic site identification, panhandle lots, improvement bond
2. Dickinson - Zoning Ord. amendments – Definitions, lot width, remove floodplain regs, swimming pools, billboards
3. North Newton – Sub. Ord. amendments – Definitions, submission procedures, stormwater, landscaping, streets, sidewalks, curbing, remove floodplain regs

C. Ordinance Amendments (Action)

1. South Newton – Zoning Map Change – Agriculture to Commercial/ Industrial Zone, Hammond Road

Jeff distributed a map of the proposed Zoning Change to board members. The site is just north of I-81 and changing from Agriculture to Commercial/Industrial. The amendment was reviewed by the Ordinance Review Committee; Jeff discussed the concerns identified by the committee.

- The County Comprehensive Plan identifies this area as Agricultural use. South Newton Township is part of the Joint Comprehensive Plan that was completed with the Western Cumberland County Group of Municipalities and this plan also identifies the area as Agricultural use.
- The site is identified as Prime Ag Land, most of the soil is identified as Hagerstown silt loam or Murrill channery loam.
- There is currently an area of approximately 100 acres identified for Commercial/Industrial use that is undeveloped which proposes the question if there is a need for additional zoning for Commercial/Industrial.
- The site proposed for the change was previously granted a special exception for a commercial type use, the area is currently operating under that use.
- The re-zoning could create non-conforming lots - the required lot area is 5 acres in Commercial/Industrial; these lots are less than that.
- The amendment would also require buffering and screening of any residential use or roads around it, which would include I-81 and Hammond Road.
- The Joint Comprehensive Plan would need amended in accordance with the MPC.
- Hammond Road is a narrow road and may not support Commercial/Industrial development; areas north of I-81 to Route 11 are very narrow and windy.

Marcus McKnight, Solicitor for South Newton Township attended the meeting to represent the Township Board of Supervisors and discussed their view of the amendment. He explained that the current commercial area which is South of I-81 has not been developed because much of the land is in the Agriculture Security Area (ASA). In the Northern section and the area proposed to be re-zoned, there are 2 businesses, one a contractor and the other an auction house. The auction house has been granted a special exception. The special exception included that the auction owner could sell farming equipment. Adjoining property owners are voicing complaints that items being sold are not considered farm equipment such as front loaders and back hoes. The supervisors have taken the position that these items can be sold if they are used on local farms. The supervisors feel that if the area was zoned commercial, this situation would not be an issue.

Rod Talbert, a resident of South Newton Township attended the meeting to share concerns of re-zoning. Hammond Road is too narrow to support commercial uses. The site does not meet requirements for commercial zoning and would create non-conforming lots. The site distance on Hammond Road from the property is not appropriate.

A motion for disapproval of the zoning change from Agriculture to Commercial/Industrial Zone, was made by Rajesh Jain, seconded by Chris Knarr. The vote was a unanimous.

The Commission added that there are other methods for the Township to address this without changing the district boundaries, such as allowing uses for rural or farm occupations in the Agricultural zone to support the farming community.

2. South Middleton – Zoning Map and Text amendment – Heritage Conservation zone.

Chris Knarr indicated that he will not participate in the discussion, action, or recommendation for the proposed Heritage Conservation Zone because of his involvement in developing the ordinance and related village plan of Boiling Springs. A letter of Chris's notification to abstain from the action is on file in the Planning office. Chris Knarr excused himself from the meeting.

Jeff discussed the letter provided with the meeting packet expressing concerns of updating the zoning ordinance of Boiling Springs, preserving the character. Staff and the ordinance committee reviewed the ordinance and had some concerns.

- Staff and committee supported the idea of preserving the character of Boiling Springs. Some of the regulations may be overly regulatory for Boiling Springs.
- Some overly regulatory requirements identified were: detailed submission requirements for development, and obtaining information from adjoining property owners such as setbacks, building area, building footprint, and building width so that all is consistent.
- Complicated procedures for demolition.
- The boundary of the zone should be reviewed again.
Livable Community Plan for Boiling Springs has not been adopted yet and the proposed Heritage Conservation District appears to be based on that plan.
- State Building Code timing issues regarding the Conservation committee recommendation and the issuance of building permits.
- Costs for the property owners for detailed information to be submitted, and to the Township to administer.

Tim Deurr of South Middleton Township added that this plan has not been advertised for adoption by the Township at this time. Public meetings were held during the study process and more public meetings will be held at the time the ordinance is being adopted by Township Supervisors.

Marianne Taylor, a resident of the village and a member of the committee formed to look into the village district, spoke in favor of adopting the new district. The committee she represents saw Boiling Springs as a unique place which already has historic district, so that is why the Heritage Conservation District was chosen.

The Heritage Conservation District concept was recommended for approval with the provisions that the comments of the Planning Commission and staff be considered as well as consideration of costs for the property owner, on a motion made by William Forrey, seconded by Ron Glesner. The vote was unanimous.

D. Sewage Modules (Information)

1. Southampton – Mark Brandt – 1 residential lot (septic)
2. Upper Allen – Kylock Road Sanitary Sewer Extension – 23 residential units (public)
3. West Pennsboro – Melvin Leid – 1 residential lot (septic)

E. 2009 County Program Update

Kirk reported the following information for the County Program Update:

- Future land use maps are still being completed for the Comprehensive Plan update
- Model regulations for municipalities to review of the Appalachian Trail should soon be available. The planning department is working with the Appalachian Trail Conservancy and others to sponsor a public forum in October to give a vision and background of the Appalachian Trail.
- There were 8 applicants for the Tree Vitalize Program – planting of trees program. All 8 applicants will receive funding.
- With the current state budget issues the Land Use Planning Technical Assistance program may not have funding next year. This will decrease the ability to do projects like the Imagine West Shore. Regional zoning and separate ordinances with the regional plan project may have to be completed in stages.

- Jeff has been assisting North Newton Township in developing a zoning ordinance. The draft should be completed this fall and be ready for presentation to the supervisors by the end of the year.
- Jackie remarked that the GIS access on the Cumberland County website is a very resourceful tool.

F. 2009 Regional Work Program Update

Jim reported the following information for the Regional Program Update

- The employment center profiles have been completed for the CAT Service Planning Study. Identification of key intersections have been completed and recommended for transit movement improvements. The report map graphics are under preparation.
- All traffic counting with the Highway Performance Monitoring System (HPMS) have been completed and entered into the database. All Cumberland County municipal traffic count requests have been completed.
- Regional Growth Management Plan Update - All six (6) outreach meetings scheduled for July-August have been conducted with Cumberland, Perry and Dauphin Counties.
- The Regional Economic base study will involve Cumberland and Perry Counties. Dauphin County may not participate. This study will give an opportunity to establish County and Regional economic development policies. The study will help to show what businesses will support one another, congested corridors and employment opportunities.
- Regional Transportation Plan update – Jim distributed a copy of a letter that was sent to organizations and municipalities to announce scheduled public meetings for groups to express their transportation needs. The meeting will also allow staff to explain the process that needs to be followed by federal and state project financing. There will also be a transportation impact training session offered, sponsored in part with PA DOT, and will be held September 16th, from 1:30 – 4:30 at the PSATS building in Cumberland County.
- The 2 year terms for County Planning Commission representatives of the Regional Planning Commission will have new term appointments this year. Perry County will have chairman and secretary, Dauphin will move into Vice-Chairman and Cumberland County the treasurer.
- New TIP will be prepared; there may not be federal funding.
- There has been a re-consideration request submitted for funding of the Lemoyne Bridge Grade Separated Crossing. Funding was approved but had a categorical exclusion due to environmental investigations. The grant was re-submitted and funding is no longer available.

G. Other Business

None

The next regular meeting of the Commission will be held on Thursday September 17, 2009, 7:30 a.m. at Business Central, Carlisle. There being no further business, the meeting was adjourned at 9:23 a.m. on a motion by William Forrey, seconded by Chris Knarr.

Respectfully Submitted,

Tracey Yoder
Administrative Assistant