

CUMBERLAND COUNTY PLANNING COMMISSION

Minutes of the Meeting

May 20, 2010

The monthly meeting of the Cumberland County Planning Commission was held Thursday, May 20, 2010 at 7:30 a.m. at Business Central, 18 N. Hanover Street, Carlisle, PA.

Roll Call

Members present included Bill Forrey, Ron Glesner, Bruce Rosendale, Chris Knarr, Barbara Wilson, Jackie Eakin, Raj Jain, Allan Williams, and Debi Ealer. Staff members present included Kirk Stoner, Jim Szymborski, Jeff Kelly, Jim Bennett, and Tracey Yoder. Also present was Drew Ames, HATS-TCRPC; Jon Andrews, McNeese, Wallace & Nurick, LLC; Nathan Wolf, Wolf & Wolf Attorneys; and Rick Hoover.

The meeting was called to order by Chairman Chris Knarr at 7:30 am.

Minutes

A motion to approve the April 15, 2010 meeting minutes was made by Allan Williams, seconded by Debi Ealer. The vote was unanimous.

Public Comment

None

Old Business

A. Ordinance Amendment (Action)

1. North Middleton- Zoning Map Change- Industrial to Neighborhood Commercial, Newville Rd.

Chris Knarr announced that he will recuse himself from taking action in reference to the Zoning Map Change as his employer is involved in the project. Debi Ealer also recuses herself from any action on the Zoning change, this is on record of last months meeting.

Nathan Wolf, of Wolf & Wolf Attorneys at Law spoke on behalf of the applicants in the rezoning petition of North Middleton Township. The draft Township Planning Commission minutes reflect a motion made to recommend approval of the plan conditioned upon the application be consistent with the currently adopted 2008 Comprehensive Plan. Notification has been received by three of the four outlying properties specifying they do not oppose the rezoning request.

Bruce Rosendale recommended approval of the Zoning Change with staff comments and consistency with the 2008 comprehensive plan, seconded by Bill Forrey, abstained by Chris Knarr and Debi Ealer. The motion carried.

New Business

A. Subdivision and Land Development Plans (Information)

Jeff Kelly referred to the list of 17 plans that were presented for review this month. Plans of interest included one in South Middleton Township, the Westmooreland and one in Southampton, the Heights of Shippensburg. The Heights of Shippensburg is a phase of Deer Field that was reviewed a few years ago. The original plan proposed to sell townhouses on individual lots. This plan proposes to build townhouses on one lot and rent them.

Jeff referred to the growth tracking of the first quarter, there have only been 44 acres proposed for development compared to 146 acres last year at this time.

B. Ordinance Amendments (Information & Action)

The following amendments were reviewed by staff and recommended approval.

1. Dickinson – Zoning Text Change – Appalachian Trail Overlay District
2. East Pennsboro – Zoning Text Change – Parking requirements for apartments
3. East Pennsboro – Zoning Text Change – Wind turbine regulations
4. Middlesex – Zoning Text Change – Massage establishment regulations, Duration of special exception approvals
5. South Middleton – Zoning Text Change – Appalachian Trail Overlay District

The following amendment was reviewed by staff and requires board approval.

1. Mechanicsburg- Comprehensive Plan Update: Future Land Use Map -Lower Intensity Residential to Commercial/Industrial, Simpson Street

John Andrews of McNeese, Wallace & Nurick, LLC represents Members 1st Federal Credit Union who is seeking rezoning of the property in the Borough for the development of a new branch. The Borough's Future land Use map designates this property for Lower Intensity Residential use and would need to be revised to be consistent with the zoning change request. The Cumberland County Planning Commission recommended approval of the zoning request at their meeting in April, 2010.

Bruce Rosendale recommended approval of the Comprehensive Plan Update – Future Land Use map with staff comments, seconded by Barb Wilson. The vote was unanimous.

C. Sewage Modules (Information)

1. Mt. Holly Springs – Act 537 Plan Special Study
2. North Middleton – Act 537 Plan Special Study
3. Penn – Robert Penner, 1 residential lot (septic)
4. Southampton – Charles Craig, 1 residential lot (septic)
5. West Pennsboro – Sheetz Inc., 1 commercial lot (public)

D. Future Land Use Chapter Update

Jeff provided an update of the Future Land Use Chapter for the revision of the County Comprehensive Plan. He referred to a handout describing the 10 character areas. This portion of the chapter provides an overview of the character area, the character items and a description of the characteristics. Kirk added that each character item will link back to a chapter in the Comprehensive Plan. This will provide general assistance to municipalities in determining what is appropriate in their areas. Kirk requested that members review the information for next meeting to provide comments. After Planning Commission recommendation, the map and text will be sent to municipalities for comment and recommendation.

E. Transportation Long Range Plan

Drew Ames of Harrisburg Area Transportation Study is requesting planning commission members to identify the top three projects on the long range plan. The long range plan is in the process of being updated. The current plan is to the year 2030 and the new plan will be taken into 2035, the plan is updated every four years. Transportation projects and priorities are used to help determine what projects on the long range plan are placed on the TIP. Drew reviewed the preliminary draft of Cumberland

County projects that was distributed. The prioritizing process is a seven step criteria including federal, regional, state and local priorities. The intention is for the Planning Commission to review the projects and determine a recommendation at next meeting to include the top three projects, projects that may be over budget and projects that can be removed.

F. 2010 County Planning Program Update

Kirk referred to the 2010 County Program update included in the meeting packet. The following items were discussed:

- The 2009 Annual Report was distributed. The report combines the Planning Annual Report and the Ag. Annual Report.
- The Commissioners held a public transit forum in April. Approximately 60 people attended to discuss all elements of public transportation of Cumberland County. The commissioners have established a Transportation Advisory Committee, the transportation committee of the county planning commission working with residents, businesses and local elected officials. The focus of the committee will be to update the transportation element of the County Comprehensive Plan. The committee members will include Debi Ealer, Jackie Eakin, Allan Williams, and Rajesh Jain.

G. Regional Program Update

The 2010 Regional Program Update was distributed with the meeting packet. Jim added that he attended the Commissioner's Public Transit Forum and feels it was well conducted. There was a good selection of speakers to discuss transportation needs through federal, state, regional, and county levels.

Jim also attended the Susquehanna Regional Board meeting and indicated they are conducting a study of 9 counties for transit services.

H. Other Business

Barb Wilson announced that Amazon will be occupying one of the warehouses in South Middleton Township. The occupancy will provide 300 jobs initially and hopes to add approximately 1,200 in the next few years. A public announcement will be made.

The next regular meeting of the Commission will be held on Thursday June 17, 2010, 7:30 a.m. at Business Central, Carlisle. There being no further business, the meeting was adjourned at 8:23 a.m. on a motion by Jackie Eakin.

Respectfully Submitted,

Tracey Yoder
Administrative Assistant