

CUMBERLAND COUNTY PLANNING COMMISSION

Minutes of the Meeting

January 17, 2019

The monthly meeting of the Cumberland County Planning Commission was held Thursday January 17, 2019 at 7:30 a.m. at 310 Allen Road, Carlisle, PA.

Roll Call

- CCPC Members:** John Epley, Brenda Landis, Jack Showley, Rick Trynoski, Jim Ross, RJ Fisher, Heather Swetizer, Tim Johnson and Ed Franco

- Absent:** Gary Eichelberger, Commissioner Liaison

- CCPD Staff:** Kirk Stoner, Jeff Kelly, Steve Hoffman, and Stephanie Williams

- Other Staff** Matt Stough, Conservation District; Patrick McKinney, GIS.

- Applicants / Representatives:** Frank Chlebnikow, Rettew Associates, Engineer for Lemoyne Borough; Katie Daniels, Councilwoman for Mt. Holly Springs Borough.

- Guests / Residents:** Barb Wilson, South Middleton Township; Beth Kozicki, Camp Hill Borough.

- Press:** None

1. Call to Order: Pledge of Allegiance/ Moment of Silent Reflection

2. Reorganization Chairman, Vice Chairman

RJ Fisher made a motion to appoint John Epley as Chairman. Jack Showley seconded the motion and the vote was unanimous.

Rick Trynoski made a motion to appoint Jim Ross as Vice Chairman. RJ Fisher seconded the motion and the vote was unanimous.

3. Minutes: December 20, 2018
Jack Showley made a motion to approve the minutes, Rick Trynoski seconded the motion and the vote was unanimous.

4. Public Comment
None

5. New Business.

A. Ordinance Amendments (Action)

1. Mount Holly Springs Borough – Proposed Subdivision and Land Development Ordinance (SALDO).

Kirk Stoner reviewed the draft Mt. Holly Springs SALDO and offered minor administrative comments for the Borough’s consideration. . Steve Hoffman of the CCPD staff wrote the

ordinance on behalf of the Borough. Katie Daniels from Mt. Holly Springs Borough thanked the CCPD staff for their efforts in creating the SALDO.

Action: Jack Showley made a motion to recommend approval of the SALDO to Mt. Holly Springs Borough Council with consideration of staff comments. Tim Johnson seconded the motion and the vote was unanimous.

2. Lemoyne Borough – Zoning Map Amendment – Rezone parcels from Suburban Residential (SR) to Office Residential (OR) and from Commercial General (CG)/Urban Residential (UR) to Village Mixed Use (VMU).

Frank Chlebnikow provided an overview of a proposed rezoning by Lemoyne Borough in two areas in the township.

The first proposed rezoning is along Walnut Street (US 15) in the northwest part of the Borough. There is an existing office building located adjacent to these parcels and natural resources located on the sites. The Borough is proposing to rezone the parcels from SR to OR. Stephanie Williams noted that the change was generally consistent with the Cumberland County Comprehensive Plan and Imagine West Shore Regional Comprehensive Plan that covers Lemoyne Borough. Tim Johnson questioned consistency of the amendment with County Comprehensive Plan which shows the property in the residential character area. Stephanie Williams stated that the residential character area includes smaller commercial uses, but not the larger commercial uses that may be proposed on this site. Other goals and objectives of the comprehensive plan that promote attractive building design/placement and screening/buffering from adjacent residential properties would make the change generally consistent with the County Comprehensive Plan. RJ Fisher believes the presence of the stream and steep slopes on the site will limit the intensity of commercial development on the site. The CCPC members further discussed the types of residential development in the OR zone and the process the Borough will follow in reviewing the amendment.

Action: Jim Ross made a motion to recommend approval of the proposed amendment to Lemoyne Borough with consideration of staff comments. RJ Fisher seconded the motion and the vote was unanimous

The second proposed rezoning includes parcels located in the southeastern part of the Borough along Third Street. The Borough is proposing to rezone the parcels from CG/UR to VMU. The change would extend the “downtown” character found along Third Street to the north.

Stephanie Williams noted that both changes were consistent with the Cumberland County Comprehensive Plan and Imagine West Shore Regional Comprehensive Plan that covers Lemoyne Borough. The County Comprehensive Plan shows the parcels as part of the Downtown or Commercial character areas both of which would be consistent with the VMU district. The Imagine West Shore Comprehensive Plan shows the parcels as Downtown on the future land use map.

Jim Ross believes the parcels should be left as CG given the amount of traffic and market forces that would not support the smaller commercial opportunities envisioned in the VMU zone. Brenda Landis supported the rezoning and indicated that the VMU designation would allow for

compatible uses to develop along Third Street that would match the existing character of the community. She suggested that streetscaping should be provided along Third Street to help improve the village character, promote pedestrian safety, and slow traffic speeds. Jack Showley noted that the proximity of the parcels to the active rail line could support public transit in the future if commuter rail would be implemented.

Action: RJ Fisher made a motion to recommend approval of the proposed zoning amendment to Lemoyne Borough with consideration of staff comments. Brenda Landis seconded the motion and the vote was 8-1 with Jim Ross voting no.

B. Agricultural Security Area (Action)

1. North Newton – Nealy, 752 Shippensburg Rd – 33.63 acres – Three parcels
Steve Hoffman reviewed the Nealy ASA application for 33.63 acres at 752 Shippensburg Road. The application meets all the requirements of the ASA program (see attached review report) except for parcel 7 that appears to be under 10 acres. The landowner should provide evidence that the parcel generates over \$2000 per year in annual income or join the parcels into one larger parcel that is over 10 acres.

Action: Jim Ross made a motion to recommend approval of the Nealy ASA application. Ed Franco seconded the motion and the vote was unanimous.

2. North Newton – Nealy, Shippensburg Rd – 53.36 acres
Steve Hoffman reviewed another Nealy ASA application for 53.36 acres 752 Shippensburg Road. This property is located adjacent to the property at 752 Shippensburg Road. The application meets all the requirements of the ASA program (see attached review report).

Action: Tim Johnson made a motion to recommend approval of the Stamy ASA application. Jack Showley seconded the motion and the vote was unanimous.

C. Ordinance Amendments (Information)

Steve Hoffman provided an overview of the two ordinance text amendments reviewed by staff in January. East Pennsboro Township submitted an amendment to its SALDO to change the requirements for stormwater management exemptions from 1,000 square feet to 5,000 square feet. Staff recommended approval of the amendment and forwarded comments to the Township.

Jeff Kelly reviewed the Hampden Township zoning ordinance text amendment that would increase the allowable building area from 20% to 30% for Storage for Home Improvement Showrooms and Offices uses. Staff recommended approval of the amendment and forwarded comments to the Township.

D. Subdivision and Land Development Plans (Information)

Jeff Kelly noted that 12 plans were received in January and provided an update on major plans. See attached list.

E. 2019 Planning Program (Information)

Kirk Stoner updated the CCPC on staff projects. Elizabeth Grant was hired this week and will be replacing Jeff Kelly. She works at the Franklin County Planning Department currently and is a resident of Cumberland County. CCPD staff are working with the County IT Department to create an

online submission tool that would allow residents and developers to submit plan applications and review fees online. Kirk recently participated in a forum with the Carlisle Chamber of Commerce that focused on I-81 widening. Staff will be working with the Chamber and PennDOT to determine how to move forward with recommendations from the study.

F. Other Business

The Commission recognized Jeff Kelly for his 33 years of service to the Cumberland County Planning Department. Jeff is retiring and this will be his last CCPC meeting. The CCPC members and CCPD staff presented Jeff with a gift in recognition of his achievement.

RJ Fisher suggested that the CCPC should consider an excellence in planning award program similar to the Dauphin County Premier Projects award program. Awards could be given to municipalities and developers for projects that are consistent with the County Comprehensive Plan.

Tim Johnson reported that the Lower Allen Township Bike and Pedestrian Committee met this week. The pending plan proposes trail connections to places outside of the township. The group will need the support of the CCPD staff to help make those connections. Stephanie Williams is currently serving on the committee.

6. Adjournment To: February 21, 2019

With no further business, the meeting was adjourned at 8:45 am on a motion from Jack Showley seconded by RJ Fisher and followed by a unanimous vote.