

**Cumberland County Planning Commission  
Meeting Minutes  
March 21, 2019  
7:30 AM – 310 Allen Road, Carlisle PA**

**Roll Call**

*CCPC Members:*

<input type="checkbox"/>	John Epley (Chairman)	<input checked="" type="checkbox"/>	Brenda Landis
<input checked="" type="checkbox"/>	Jim Ross (Vice Chairman)	<input type="checkbox"/>	Jack Showley
<input checked="" type="checkbox"/>	RJ Fisher	<input checked="" type="checkbox"/>	Heather Sweitzer
<input checked="" type="checkbox"/>	Ed Franco	<input checked="" type="checkbox"/>	Rick Trynoski
<input checked="" type="checkbox"/>	Tim Johnson	<input checked="" type="checkbox"/>	Isabella Pittman (Student Member)
<input checked="" type="checkbox"/>	Gary Eichelberger (Commissioner Liaison)		

  

*CCPD Staff:*

<input checked="" type="checkbox"/>	Kirk Stoner	<input checked="" type="checkbox"/>	Elizabeth Grant
<input checked="" type="checkbox"/>	Steve Hoffman	<input type="checkbox"/>	Stephanie Williams

*Applicants and Representatives:* Kurt Williams, Salzmman Hughes

*Public:* None.

**Agenda**

<b>1. Approval of Minutes.</b>	
Rick Trynoski made a motion to approve the February minutes and Brenda Landis seconded the motion. The vote was unanimous.	
<b>2. Action Items</b>	
Silver Spring Township zoning map change and text amendment	<p>Kurt Williams from Salzmman Hughes provided an overview of the zoning map change and text amendment proposal for Silver Spring Township. There are two parts of the map change request which include a roughly .5 acre parcel which is attached to the Lawrence Chevrolet dealership. The zoning for this parcel is proposed to change from R1 to C3 to be consistent with the zoning of the dealership. Zoning for an additional 19 acre parcel is proposed to change from R1 to R2 in order to be developed to multi-family housing with 6 apartment buildings comprising 144 dwelling units.</p> <p>Additionally, a text amendment is proposed to the Zoning Ordinance which increases the density of development in R-2 from 5 dwelling units per acre to 8 dwelling units per acre. Kurt discussed access considerations to the proposed development and consistency with Future Land Use maps in the Cumberland County Comprehensive Plan and Silver Spring Township Draft Comprehensive Plan.</p> <p>The CCPC had discussion regarding highway and pedestrian access to the Carlisle Pike and pedestrian access from the property to surrounding commercial properties. Steve Hoffman discussed staff comments on the development plan and zoning map and text amendment. The proposal is generally consistent with the County Comprehensive Plan as it encourages providing for additional types of housing at greater densities in currently developed areas.</p> <p><b>ACTION:</b> RJ Fisher made a motion to recommend approval of the plan pursuant to comments in</p>

	the CCPC review report and Ed Franco seconded the motion. The motion passed 6-0. Tim Johnson recused himself from the vote given his relationship with a client with an interest in those properties.
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**3. Informational Items**

Subdivision and Land Development Plans	Steve Hoffman reviewed the February plan list. Staff reviewed 15 plans in February. He described a mapping project to display the location of each location for each subdivision and land development plan submission to be searchable by date range. Brief summaries of each project will be displayed when a map point is selected.
Ordinance Text Amendments	Kirk Stoner noted that staff reviewed and recommended approval of two ordinance text amendments in February. Hampden Township proposed adding personal care homes as a permitted use in the Apartment Office Limited zoning district. South Middleton made changes to its requirements for landscaped islands in its SALDO.
Commissioners Liaison Report	Commissioner Eichelberger reported on the Lemoyne Middle School redevelopment project. A RAC-P grant application was submitted to provide funding for remediation and redevelopment of the site with an award announcement expected in May. Lemoyne Borough and Cumberland County submitted letters of support for the application. Many residents are concerned about maintaining the façade of the building as part of any redevelopment, which may not be feasible. Additional work is needed to determine acceptable uses and opportunities to reuse the existing structure.
2019 Planning Program Report	Kirk Stoner reviewed the 2019 Planning Program report monthly dashboard for March. Highlights included municipal technical assistance projects for ordinance updates and comprehensive plans, the completion of the 2018 Annual Report, renewal of the Act 167 Countywide Stormwater Plan, and the beginning of the Phase III Watershed Improvement Plan (WIP) with DEP.
2018 Annual Report	Kirk Stoner reviewed the 2018 Cumberland County Planning Commission annual report. The report is required by the Municipalities Planning Code and summarizes the actions of the CCPC/CCPD over the past year.

**4. Other Business**

The Planning Commission discussed the housing summit that was held on March 8, and the issues of fair housing, housing affordability and broader issues of employment and transportation. Kirk Stoner described the housing affordability analysis that the county is working on with the Shippensburg University Center for Land Use Sustainability. An agenda item will be added to the April meeting to present data on housing affordability.

Jim Ross recognized Isabella Pittman as the new student member on the CCPC. She is a junior at Big Spring High School and intends to pursue planning college following graduation.

**5. Adjournment**

With no further business, Jim Ross adjourned the meeting at 8:28 am.

Minutes Submitted By:  
Elizabeth Grant, Countywide Planning Specialist