



Cumberland County Review Report

Cumberland County Planning Department
 310 Allen Road, Suite 101
 Carlisle, PA 17013
 Telephone: (717) 240-5362

<i>Name of Amendment:</i>				
Airport Development District				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
South Middleton Township	3/16/2022	4/21/2022	SH, KS	Planning Commission
<i>Type of Amendment:</i>			<i>Recommendation:</i>	
Zoning Map Amendment			Approval With Comments	
<i>Explanation of Amendment:</i>				
Rezoning and proposed text to create a new Airport Development District.				
<i>Consistent with Municipal Comprehensive Plan:</i>		<i>Consistent with County Comprehensive Plan:</i>		
Project is Consistent		Project is Consistent		
<i>Comments and Recommendations:</i>				
<ol style="list-style-type: none"> 1. The proposed text is consistent with the 2017 Cumberland County Comprehensive Plan which recommends the preservation and support of the Carlisle Airport through capital, administrative and operational improvements (Connect Page 5). In addition, the Future Land Use Map identifies the Carlisle Airport as an opportunity area. These areas are suitable for growth and should be targeted for development or redevelopment. 2. The South Middleton Township Comprehensive Plan indicates that the Carlisle Airport supports businesses and citizens in Cumberland County and should be supported by planning efforts (pages 58-59). 3. Proposed section 1203(1)(a) and 1203(2)(a), pages 1-2. Privately owned airport commercial centers are permitted by <u>conditional use</u> and may contain any of the permitted uses in section 1203. Municipal owned airport commercial centers are permitted <u>by right</u> and may include any of the uses in section 1203. The ownership of these facilities should not dictate how they are approved. The township should consider a list of uses that are permitted by right or permitted by conditional use based upon the use of the property, not the ownership. 4. Proposed section 1203(1)(b) and 1203(2)(a) permit "airport commercial centers" pursuant to existing section 1612 (commercial centers). The township should revise existing section 1612 to include <u>airport</u> commercial centers. 5. Proposed section 1203(1)(m), page 2. This use should be changed to "mini-storage" to be consistent with section 1642 of the zoning ordinance. 6. Proposed section 1203(1)(n), page 2. The township should consider clarifying "Indoor storage facilities not otherwise permitted by Article XVI." The use is vague and may be subject to interpretation. For example, a distribution center is not permitted in Article XVI. The roads in proximity to the airport do not appear to be designed for significant amounts of truck traffic. In addition, storage is addressed in section 1203(1)(a). 				

“Section 505 (b) and 609 (g) of the Municipalities Planning Code requires that amendments to municipal ordinances be filed with the county planning agency. If this amendment is approved, please forward a final copy to the county planning office so we may update our records.”