

MINUTES

SOUTH MIDDLETON TOWNSHIP PLANNING COMMISSION 520 PARK DRIVE BOILING SPRINGS, PA 17007

January 15, 2008

PRESENT: TROY TRUAX, TOM HOUF, TONY GONZALEZ, PHYLLIS GIVLER, DUFF MANWEILER; - PLANNING COMMISSION Richard Mislitsky-Solicitor; Brian O'Neill – Engineer; Tim Duerr – Zoning Officer; La Donna Miller – Recording Secretary; Aaron Navarro, John Madden, Ron Elicker, Scott Donohue, Jim Hughes, Andrew Mole, Greg Adelman, Brian Evans, C.J. Mallios, Elaine Mallios, William Adler. ABSENT: Howard Rose

Chairman Troy Truax called the meeting to order at 7:00 PM.

REORGANIZATION

Phyllis made motion for Troy to be chairman and Tony to be vice-chairman, Tom seconded the motion and all approved. Troy made a motion for Tim Duerr to remain as Planning Commission Secretary and La Donna Miller will be Recording Secretary, Tony seconded the motion and all approved.

MINUTES

Phyllis made a motion to approve the minutes of November 20, 2007, as written. Tony seconded, and the vote in favor was 5 to 0.

PUBLIC INPUT

None.

#06-25 TRAMMELL CROW (SPARKS TRACT) – FINAL SUBDIVISION

This plan was tabled.

#07-04 LIMESTONE CREEK, PHASE 1 – FINAL SUBDIVISION & LAND DEVELOPMENT

This plan was tabled.

06-11C GEORGETOWNE – CONDITIONAL USE

This plan was tabled.

#07-14 SCOTT J. & ERIKA D. WILSON – FINAL MINOR SUBDIVISION

This plan was tabled.

#07-17 THE UNITED TELEPHONE COMPANY OF PENNSYLVANIA – FINAL MINOR SUBDIVISION

This plan was tabled.

#07-18 WAGGONER HOLDING LP & BRIAN & KAREN L. WEAVER – FINAL MINOR SUBDIVISION

This plan was tabled.

#07-22 HARRY H. FOX, JR. – FINAL SUBDIVISION PLAN

This plan was tabled.

#07-23 SPARKS TRACT LOTS 2&3 – PRELIMINARY LAND DEVELOPMENT

James Hughes and Brian Evans presented this plan to construct a 39,700 square foot office, employee parking area, entrance drives, and a stormwater management pond within South Middleton Township. These facilities are in support of 1,286,800 square feet of warehousing located in Dickinson Township. The only entrance to the facility is onto Ames Drive, in South Middleton Township. 20.5 acres of the 114.3 acre site are in South Middleton Township. Brian Evans requested clarification on second gate request. Brian O’Neill stated a second gate is being requested at Walnut Bottom Road. Brian Evans requested it be set back in case someone pulls in. Troy Truax questioned if a street light will be placed and Brian Evans indicated it will be provided.

There was no public comment.

Modifications:

Section 707 – Sidewalks; Section 708 – Curbs and Gutters; Section- 716 c. – Upgrade existing roadway; Section 1108 a (11) – Stormwater retention facilities.

Duff made a motion to recommend approval of the modifications. Tony seconded, and the vote in favor was 5 to 0.

Tom made a motion to recommend approval of #07-23, subject to staff comments. Phyllis seconded, and the roll call vote in favor was 5 to 0.

#07-24 ALLEN DISTRIBUTION LOT 1 PARKING LOT EXPANSION – PRELIMINARY/FINAL LAND DEVELOPMENT

This plan was tabled.

#07-25 MEMBERS 1ST FEDERAL CREDIT UNION – FINAL MINOR SUBDIVISION

Aaron Navarro presented this plan to construct a 4,278 square foot drive-thru bank on Lot 8 of Carlisle Crossing. This plan is as per the previously approved conditional use application. Aaron had concerns on post approval items 1 Section 602 d and 4 – Section 601 b; Brian O’Neill stated that both item 1 and 4 should have been deleted from memorandum. Troy questioned whether traffic entering the facility will conflict with the traffic heading south on Westminster Drive. Mr. Navarro stated that, as per the discussion in the workshop, a possible solution would be to escrow funds to see if a problem develops.

Modifications:

Section 501 – Preliminary Plan; Section 610 b – Wetland Certification; Section 602 b – Planning Module; Section 602 c – Stormwater Management Plan; Section 602 h – Documentation for conformity to EIA and TIS; Section 706 d – No parking closer than 10’ to building; Section 706 f – Islands every 10 parking spaces; Section 711 b (2)(i)(ii)(1) – 20’ wide planting strip; Section 713 – Traffic Impact Study; Section 714 – EIA Report.

Tony made a motion to recommend approval of the modifications. Phyllis seconded, and the vote in favor was 5 to 0.

Phyllis made a motion to recommend approval of #07-25, subject to staff comments and a condition that a solution to mitigate the traffic concern be worked out. Tom seconded, and the roll call vote in favor was 5 to 0.

#07-01R DEER VALLEY ASSOCIATES – REZONING REQUEST

William Adler and John Madden presented this request to change zoning from Woodland Conservation to Low Density Residential. Mr. Adler presented 26 signed petitions for the rezoning from neighbors of the property. John Madden reviewed several displays. Troy questioned Charlie Mallios on whether he was aware of Comprehensive Re-zoning last year. Charlie said that he was, but he thought that only the steep slopes portion of his property would be re-zoned. The concern over steep slopes, flooding problems, erosion and sedimentation, the woodland nature of the property and the fact that the Township already has more than adequate residential zoning and approved building lots for the foreseeable future was discussed. Troy and Tom Houf expressed concern over reversing the decision of the Comprehensive Plan Committee, which they were part of, after a year and half of work, based upon one presentation. Duff, while he was not involved in the committee, agreed.

Troy made a motion to deny this request. Tom seconded and the roll call vote to deny was 5 to 0.

ADJOURNMENT:

The meeting was adjourned at 7:40 PM.

WITNESS:

**SOUTH MIDDLETON TOWNSHIP
PLANNING COMMISSION CHAIRMAN:**
