

MINUTES

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

October 16, 2007

PRESENT: TROY TRUAX, TOM HOUF, TONY GONZALEZ, PHYLLIS GIVLER, DUFF MANWEILER - PLANNING COMMISSION; Richard Mislitsky – Solicitor; Brian O’Neill – Engineer; Tim Duerr – Zoning Officer; Diane Hollinger – Recording Secretary; Pam Fisher; Bob Geist; David Loring; Kayla Kiphart; Joey Howard; Jim Hughes..
ABSENT: HOWARD ROSE – PLANNING COMMISSION

Pre-meeting workshop:

The consultants made their presentations during the workshop. The consultants agreed to remain until the start of the meeting to answer any questions from the public.

Chairman Troy Truax called the meeting to order at 7:00 PM. Planning Commission and staff introduced themselves.

MINUTES

Tom made a motion to approve the minutes of 9/18/07, as written. Phyllis 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.

#07-11 – SECOND STATE ENTERPRISES – FINAL MINOR SUBDIVISION & LAND DEVELOPMENT

Pam Fisher, Dawood Associates, presented this plan which proposes the construction of a 45,258-square foot hotel containing seventy guest rooms and associated parking, utilities and stormwater management. She said that all outside agency approvals had been received.

Phyllis asked whether the Planning Commission had seen this plan previously. Brian replied yes, as a conditional use, and the driveway has been moved. Mr. Mislitsky asked why a modification of requirements was being requested for submission of a preliminary plan, and Tim explained the reason.

Modifications:

Section 305 a. & b. – Preliminary Plan; Sections 502 h. & 713 – Modified Traffic Study; Section 602 g. (6) – Landscape Architect Certification on Landscape Plan; Section 703 g. – 60-foot right-of-way; Section 706 f. – Landscape islands every 10 parking spaces; Section 707 – Sidewalks; Section 708 – Curbs and Gutters; Section 710 c. (4) (a) (ii) – Use of infiltration trenches in limestone areas; Section 716 c. (2) (b) – Access spacing.

Phyllis made a motion to recommend approval of the above listed modifications, with the addition of Section 716 c. (2) (d) – Where a new direct access is proposed onto an existing roadway, the roadway shall be upgraded to the standard of a new roadway along the entire property frontage. Tony seconded, and the vote in favor was 5 to 0.

Tony made a motion to recommend approval of #07-11, with the addition of the following note: “The owners of these lots, upon notification by South Middleton Township, shall be responsible for the upgrading the roadway to Township specifications within six (6) months of the date of such notification. The cost of this installation shall be at the Owner’s expense. The Township shall not be responsible for any costs.” Tom seconded, and the roll call vote in favor was 5 to 0.

06-11C GEORGETOWNE – CONDITIONAL USE

This plan was tabled.

#07-13 THE CENTER AT ROCKY MEADOWS SOUTH – PRELIMINARY SUBDIVISION

Pam Fisher, Dawood Associates, presented this plan which proposes the subdivision of a lot at the northwest corner of Allen Road and I81 (currently occupied by the Moose Lodge golf course). She said that this south section is in both Dickinson and South Middleton Townships, and that the north section is in Carlisle Borough. She added that Lot 4 and 5 will be combined into one lot, and that the lot frontage will be in South Middleton Township.

Modifications:

Section 502 f. – Preliminary Plan; Section 707 a. – Sidewalks; Section 708 a. – Curbs and Gutters; Section 711 b. 2. g. – Street Trees; Section 716 c. (2) c. – Driveway Access Spacing – Urban Collector.

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 #07-13, subject to staff comments, and that the plan will be revised before being presented to the Board of Supervisors. Tom seconded, and the roll call vote in favor was 5 to 0.

#07-10C NESBIT DEVELOPMENT, LLC – CONDITIONAL USE

This plan was tabled.

Brian reported that he had met with Mr. Nesbit and suggested leasing the parking spaces in minimum groups of 25 spaces. Brian said that this might alleviate concerns of the Planning Commission regarding the storage of possibly hazardous materials at the proposed site by having a degree of control over who is leasing the spaces. Mr. Mislitsky added that a condition would be needed for sub-leasing these spaces.

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

This plan was tabled.

ADJOURNMENT:

The meeting was adjourned at 7:13 PM.

WITNESS:

**SOUTH MIDDLETON TOWNSHIP
PLANNING COMMISSION CHAIRMAN:**
