

MINUTES

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

November 20, 2007

PRESENT: TROY TRUAX, TOM HOUF, TONY GONZALEZ, PHYLLIS GIVLER, DUFF MANWEILER; HOWARD ROSE - PLANNING COMMISSION; Brian O'Neill – Engineer; Tim Duerr – Zoning Officer; Diane Hollinger – Recording Secretary; Attorney Robert Saidis; Ray Diehl; Randy Diehl; David Biddison; Jennifer Garcia; Russell Greg; Aaron M. Navarro; Supervisor Bryan Gembusia; Bart Carpenter; Dave Nesbit; Ron Hamilton; Angie Smith; Phillip R. Myers; Roni Eppley; John P. Smith III; Renee Kennedy; Kim & Brent Hanlin; Laura Lenhart; Rick Hoover; Peter Howard; Eric Johnston; Clarence Wysocki; Bill Swanick; Bill Bashore; Andrea Ciccocioppo – “The Sentinel”.

ABSENT: Richard Mislitsky – Solicitor

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

MINUTES

Phyllis made a motion to approve the minutes of 10/16/07, as written. Tom seconded, and the vote in favor was 5 to 0. (Howard was absent from that meeting.)

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.

#07-15 RAYMOND E. & GENEVIEVE A. DIEHL – FINAL MINOR SUBDIVISION

Attorney Robert Saidis presented this plan that proposes subdividing existing Lot 1 into Lot 1 and Lot 1A, and joining Lot 1A with Lot 2. This will result in a 66.733-acre lot (Lot 1A) on Teitrick Lane and a 98.416-acre lot (Lots 1A + 2) along Rockledge Drive. He said that there is

some contradictory legal authority concerning the signatures of the equitable owners that would need to be determined by the Board of Supervisors or the Township solicitor, as well as a zoning issue regarding lot size.

There were no comments from either the Planning Commission or the public.

Modifications :

Section 501 – Preliminary Plan; Section 501 b. (15) – Topography extrapolated from USGS; Section 502 g. (5) – EIA Report; Section 601 b. (1) – Plan scale less than 1” = 100’; Section 602 c. - Stormwater Management Plan; Section 602 d. – E & S Plan; Section 602 f. – Grading Plan; Section 602 g. – Landscape Plan; Section 711 b. (2) (g) – Street Trees; Section 716 c. (5) (c) – Upgrade existing roadway along roadway frontage.

Troy made a motion to recommend approval of the modifications. Duff seconded, stating that the Township’s policy is to table a plan with two substantive and 5 administrative comments, and the vote in favor was unanimous.

Duff made a motion to recommend approval of #07-15, subject to staff comments. Tony seconded, and the roll call vote in favor was unanimous.

#07-16 PHILLIPS & FREY TRACT LOT 1 – FINAL LAND DEVELOPMENT

Clarence Wysocki, Evans Engineering, presented this plan that proposes revisions to the plan for a warehouse. The original plan proposed the construction of a 959,000-square foot warehouse on 67.566 acres located on Allen Road, north of Walnut Bottom Road. The revised plan proposes an 833,300-square foot warehouse on the same lot. Mr. Wysocki stated that the revised plan shows a secondary access shown, and also shows Phase 2.

Troy asked about trucks accessing the site from Walnut Bottom Road. Mr. Wysocki replied that there would be signs indicating right-turn only.

There were no public comments.

Tony made a motion to recommend approval of #07-16, subject to staff comments. Howard seconded, and the roll call vote in favor was unanimous.

#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.

#07-19 EXEL, INC. – REVISED FINAL SUBDIVISION & LAND DEVELOPMENT (ROYER TRACT LOTS 3 & 4)

Bill Swanick, HRG Engineering, presented this plan that is a revision to the previously approved plan on the Royer tract just north of I-81 and east of Allen Road. He showed the original plan, and indicated that the only change would be less square footage on this revised plan. He added that he agreed with staff comments.

There were no public comments.

Tom made a motion to recommend approval of #07-19, subject to staff comments. Phyllis seconded, and the roll call vote in favor was unanimous.

#07-20 SOUTH MOUNTAIN AMERICAN LEGION – FINAL MINOR SUBDIVISION

Jennifer Garcia, Dawood Associates, presented this plan that required a special exception to combine two lots into one. The property is located at 601 West Pine Street, Mount Holly Springs.

There were no comments from either the Planning Commission or the public.

Modifications:

Section 501 – Preliminary Plan; Section 602 c. – Stormwater Management Plan; Section 602 d. – E & S Plan; Section 602 f. – Grading Plan; Section 602 g. – Landscape Plan; Section 606 c. (3) (b) – Recreation Fees; Section 711 b. (2) (g) – Street Trees.

Phyllis made a motion to recommend approval of the modifications. Howard seconded, and the vote in favor was unanimous.

Tony made a motion to recommend approval of #07-20. Howard seconded, and the roll call vote in favor was unanimous.

#07-21 TRADITIONS OF AMERICA (ANDERSON) – FINAL SUBDIVISION

Pam Fisher, Dawood Associates, presented this plan that proposed the subdivision, into 53 lots, of the John Anderson parcel which surrounds the Otterbein Church on Forge Road. Ms. Fisher stated that the administrative comments can be addressed, and requested that the Planning Commission recommend approval of this plan despite not having received NPDES permit approval. She explained that there had been an unexpected delay in receiving NPDES permit approval, but that the approval would be forthcoming.

After some discussion, Troy stated that all comments must be addressed by the December 13th Board of Supervisors meeting or it won't be placed on their agenda.

There was no public comment.

Tom made a motion to recommend approval of #07-21, subject to receipt of the NPDES permit and staff comments. Phyllis seconded, the roll call vote in favor was 5 to 1, with Duff casting the dissenting vote.

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

Dave Nesbit, Nesbit Development, LLC, presented this plan that requires conditional use approval to construct a parking lot for uncoupled truck trailers and incidental unoccupied truck cabs. The property is located at 398 Allen Road, Carlisle, PA. Mr. Nesbit stated that he had provided a letter regarding traffic. He also said that he had received a dimensional variance. Tim stated that the variance issue is resolved, as well as impervious coverage issues.

Troy said that the truck drop-off lot is a new concept for the Planning Commission to consider.

Mr. Nesbit said that the permitted users of the proposed facility would be within a 3-mile radius of the facility. He added that the site would be secured, but had no specific details regarding how it would be secured. Tom asked that if there was no guard on the premises, would the site have electronic surveillance. Mr. Nesbit replied that the property owner assured him that the site will be secured, but did not offer any details. Troy asked when this issue would be addressed. Mr. Nesbit replied that he could not foresee what the final user of this lot might require regarding security. Phyllis said that she is uneasy not knowing what type of security is proposed for the site. Mr. Nesbit replied that the type of security would depend upon the customer using the facility, but said that there would be a fence with gated access. Duff said that the Planning Commission would need to see the operations plan when the future owner submits a land development plan. Tim stated that a condition could be that an operations manual would have to be provided to the satisfaction of the Township for approval prior to land development. Tony said that the Township needs more detail regarding security arrangements. Troy said that since the sketch plan stage, the Planning Commission has requested information regarding security for the proposed site, but that information has not been provided. Mr. Nesbit stated that if there is no operations manual at the land development stage, then the plan would not be approved.

Tom made a motion to recommend approval of #07-10C, subject to the security/operational plan for the site being approved by the Township. Duff seconded, and the roll call vote in favor was 5 to 1, with Troy casting the dissenting vote.

#07-12C MORGAN'S CROSSING – CONDITIONAL USE

Eric Johnston, Johnston and Associates, Inc. and Bill Bashore, Lexington Land Developers Corp., presented this plan that requires conditional use approval to subdivide a 67.7-acre property for Large Scale Residential Development (25 or more dwelling units) including the construction of single-family attached dwellings (townhouses). The applicant is proposing construction of 121 single-family detached dwellings and 151 single-family attached dwellings. The property is located on Petersburg Road, Carlisle, PA.

Tom asked how the proposed development would connect to the proposed Limestone Creek development. Mr. Johnston replied that he had removed from the plan the stub street that would have connected to Limestone Creek, but agreed to add the street to the plan.

Mr. Johnston asked whether the project would require FAA approval. Tim replied if nothing exceeds 35 feet in height, FAA approval would not be required, but that the height restriction should be noted on future plans and that FAA should still review the plan.

Troy asked whether any subsurface geology exists that would present a problem. Mr. Johnston replied that he is not aware of any.

Tom questioned the setbacks shown on the plan. Tim replied that some of the lot sizes may have to be increased since the corner lots will required two front and two rear yard setbacks. Mr. Johnston agreed to do this.

Tony asked about the need for a traffic study. Mr. Johnston replied that a traffic study would be done at the preliminary plan stage. Brian said that the Board of Supervisors may require that a traffic study be done for this conditional use. He also said that the applicant had agreed to a prorated share of improvements to the area infrastructure, but that a traffic study would help determine that share.

Tony asked whether this development would take place in phases. Mr. Johnston replied yes.

Mr. Bashore stated to Brian that he was willing to do a traffic study. Brian said that he would ask the Board of Supervisors if they would require a traffic study at this stage. He also said that it would be better to have a preliminary discussion with the Board of Supervisors to determine what they want.

There was no public comment.

Troy made a motion to recommend approval of #07-12C, subject to staff comments in the Planning Department memo dated 11/16/07, and that a traffic impact study may be required. Duff seconded, and the roll call vote in favor was unanimous.

#07-13C CARLISLE CROSSING, LOT #8 – CONDITIONAL USE

Attorney Bob Saidis presented this plan that requires conditional use approval to construct a bank with drive-through service facilities. The property is located at 201 Westminster Drive, Carlisle, PA.

There were no comments from either the Planning Commission or the public.

Tony made a motion to recommend approval of #07-13C. Howard seconded, and the roll call vote in favor was unanimous.

#07-14C KIMBERLY & BRENT HANLIN – CONDITIONAL USE

Kimberly Hanlin presented this plan that requires conditional use approval to establish a Bed and Breakfast for three boarders. The property is located at 1634 Holly Pike, Carlisle. Ms. Hanlin stated that there would be no structural changes made, and that there are three parking spaces available. She said that the use would be part-time only, and that the four adjacent property owners had been notified of the proposed use. She added that she had met with Township Building Inspector Eric Barr regarding building code issues.

Troy asked whether she had any comments regarding the Planning Department’s November 14, 2007 memo. Ms. Hanlin replied no. Regarding compliance with landscaping and screening requirements, she stated that more trees could be planted.

Tim stated that more detail, drawn to scale, is needed for the driveway that accesses Route 34 and for the parking area.

There were no public comments.

Tony made a motion to recommend approval of #07-14C. Phyllis seconded, and the roll call vote in favor was unanimous.

AGRICULTURAL SECURITY APPLICATION (GALEN C. BYER, 102 ACRES – 150 BYERS ROAD)

Duff made a motion to recommend the addition of this property to the Township’s existing Agricultural Security Area. Phyllis seconded, and the vote in favor was 5 to 0. (Howard had left the room at this time.)

ADJOURNMENT:

The meeting was adjourned at 8:05 PM.

WITNESS:

**SOUTH MIDDLETON TOWNSHIP
PLANNING COMMISSION CHAIRMAN:**
