

**MINUTES**

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

**February 19, 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; Bony Dawood, Fawn Cassel, Hubert Gilroy, Randy Watts, Steve Knight, Dennis Wyatt, Brian Means, Ron Elicker, Scott Akens, Jim Hughes, Howard Phillips, Bob Geist, Linda Franz, Jerry Cohick, Thomas Godfrey, Eric Johnston, Max Marbain, Chris Houston, Dave Weihbrecht.

ABSENT: Howard Rose

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

**MINUTES**

Tom made a motion to approve the minutes of January 15, 2008, as written. Duff 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**

Scott Akens presented this plan that relocates a right-of-way to the Weaver property, so Waggoner Holding can better use their property (between Tract Nos. 1 & 2), and there is also a little piece along the back of the Waggoner’s property being added to Tract No. 3 (Lot 1A).

There was no public comment.

**Modifications:**

Section 305 a. – Preliminary Plan; Section 502 g. – EIA Report; Section 602 c. – Stormwater Management Plan; Section 602 g. – Landscape Plan; Section 707 – Sidewalks; Section 708 – Curbs & Gutters.

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

Tom made a motion to recommend approval of #07-18, subject to staff comments. Phyllis seconded, and the roll call vote in favor was 5 to 0.

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

This plan was tabled.

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

Hubert Gilroy and Steve Knight presented this plan to construct a 125 trailer parking lot and a 1,920 square foot office expansion at their existing facility on Allen Road.

There was no public comment.

**Modifications:**

Section 707 – Sidewalks; Section 708 – Curbs and Gutters.

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

Duff made a motion to recommend approval of #07-24, subject to staff comments. Tony seconded, and the roll call vote in favor was 5 to 0.

**#08-02 SUMMERFIELD - PHASE 6 - FINAL SUBDIVISION**

Max Marbain presented this plan seeking approval for Phase 6 of the Summerfield development. There are 14 townhomes in Phase 6.

There was no public comment.

Tony made motion to recommend approval of #08-02, subject to staff comments. Phyllis seconded, and the roll call vote in favor was 5 to 0.

**#08-03 WHEATSTONE - PHASE II - FINAL SUBDIVISION**

Thomas Godfrey started to present this plan to construct the second phase of the 180 lot single family residential development located along Springville Road and Misty Meadows and Lindsey Road. This phase consists of 32 lots and a connection to Lindsey Road. Brian made mention of the \$25,000.00 should be reinstated into the plan, but Thomas was not able to give comment on this issue. He was waiting for Joe McNaughton who will have answers. He made a call, but was not able reach him.

Duff made a motion to table this plan. Tony seconded the motion with all members agreeing.

**#08-04 PARVIEW AT BOILING SPRINGS - PRELIMINARY SUBDIVISION & LAND DEVELOPMENT**

This plan was tabled.

**#08-01C - JEFFERSON COURT - Conditional Use**

Jim Hughes and Eric Johnston presented this plan which is proposing twenty-six (26) single-family detached dwelling on 25.6 acres. No issues with staff comments. Brian suggested this plan be done in two phases. Phase 1 would have to comply with cul-de-sac requirements such as the lengths, number of lots being served, etc. Phase 2 could not occur until Morgan's Way was constructed and two means of egress could be established.

Duff made motion to recommend approval of #08-01C, subject to staff comments. Tom seconded, and roll call vote in favor was 5 to 0.

**#08-03C - WALNUT BOTTOM GROVE, LLC - Conditional Use**

This plan was tabled.

**ADJOURNMENT:**

The meeting was adjourned at 7:30 PM.

**WITNESS:**

**SOUTH MIDDLETON TOWNSHIP  
PLANNING COMMISSION CHAIRMAN:**

\_\_\_\_\_

\_\_\_\_\_