

MINUTES

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

February 21, 2006

PRESENT: TROY TRUAX, JESSE MOOSE – ABSENT, TONY GONZALEZ, PHYLLIS GIVLER, TOM HOUF & HOWARD ROSE – ABSENT – PLANNING COMMISSION; Richard Mislitsky – Solicitor; Brian O’Neill – Engineer; Tim Duerr – Zoning Officer; Diane Hollinger – Recording Secretary; Lindsay Stambaugh; Del Hawbaker; Mike McCormick; Robert Saidis; Jeff Taylor; Bill Duncan; Allan Galbraith; Dave Martin; Howard Phillips; Bob Geist; Rick Caranfa; Dan Flohr; Steve Yanek; Matt Starner; Supervisor Jim Baker; Bill Wolfe; Steve Jones; Bob Dunham; Brad Wenger; Joan McBride; John Anderson; Pete Merrick.

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 1/17/06, as written. Tony seconded, and the vote in favor was 4 to 0.

PUBLIC INPUT

There was no public input.

#05-37 EVANGELICAL LUTHERAN CHURCH – FINAL MINOR SUBDIVISION

This plan was tabled.

#05-14 ROBERT L. & JANET M. SMITH – FINAL MINOR SUBDIVISION

This plan was tabled.

#05-17 NETHERBY PHASE 2 – FINAL SUBDIVISION

This plan was tabled.

#05-20 SPRING COURT – FINAL LAND DEVELOPMENT

Rick Caranfa, Akens Engineering, presented this plan that proposes the construction of 11 Single-Family Attached units (townhomes) at the intersection of Rt. 174 and South Ridge Road, Boiling Springs. Mr. Caranfa stated that the proposed townhomes would be built on land that is leased from the existing Spring Court Condominium development. He added that there would be a private access drive onto South Ridge Road.

Troy asked Mr. Caranfa whether he had seen the staff’s comments. Mr. Caranfa replied yes. Regarding the Administrative Comment concerning the placement of pole lights, Troy emphasized that pole lights should be added in order to illuminate the front of the proposed units. Brian said that, as per the staff memo dated 2/14/06, the suggested number of pole lights should

be 6 total. Mr. Caranfa agreed to this.

Public Comment:

Supervisor Jim Baker asked whether there is a playground shown on this plan. Troy replied that there is shown.

Modifications:

Section 305 b. – Preliminary Plan; Section 602 g. (6) – Landscape Architect Certification on Landscape Plan; Section 703 g. – Additional right-of-way and improvements; Section 707 – Sidewalks; Section 708 – Curbs & Gutters; Section 711 b. (2) (i) (ii) – 40’ screen buffer; Section 716 c. (2) (b) – Access Spacing for driveway onto South Ridge Road; Section 716 c. (2) (d) – Upgrade existing roadway to current standards.

Tony made a motion to recommend approval of the modifications. Phyllis seconded, and the vote in favor was 4 to 0.

Phyllis made a motion to recommend approval of #05-20, subject to staff comments. Tom seconded, and the roll call vote in favor was 4 to 0.

#05-27 THOMAS S. PEDERSEN – FINAL MINOR SUBDIVISION

This plan was tabled.

#05-40 THE VILLAS ESTATES, SECTION 2 – FINAL SUBDIVISION

This plan was tabled.

#05-41 BRET J. & PEGGY SUE WHITCOMB – FINAL MINOR SUBDIVISION

This plan was tabled.

#05-42 DAWN COMMONS – FINAL LAND DEVELOPMENT

This plan was tabled.

#05-43 CUMBERLAND MEDICAL PROPERTIES, LLC – FINAL LAND DEVELOPMENT

Bill Wolfe, Carl Bert & Associates, presented this plan that proposes the construction of a 10,250-square foot medical office building at the northeast corner of Alexander Spring Road and Commerce Avenue, Carlisle. The required erosion and sedimentation control plan approval was received just prior to this meeting. Mr. Wolfe explained that, due to topography that prevents water from flowing away from the site, a retention, rather than a detention, pond was being proposed.

Mr. Mislitsky asked if the proposed access is at the best location. Brian replied yes.

There was no public comment.

Modifications:

Section 305 b. – Preliminary Plan; Section 602 g. (6) – Landscape Plan certified by Landscape Architect; Section 706 f. – Use one 9’ parking island, another 9.5’ (10 feet required); Section 707 – Sidewalks; Section 708 – Curbs & Gutters; Section 710 c. (4) (c) (x & xi) – Use of stormwater retention facilities; Section 716 c. (2) (b) – Allow use of Commerce Avenue & Alexander Spring Road to access property – access spacing below minimum; Section 716 c. (2) (d) – Upgrade roadway to current specifications.

Troy made a motion to recommend approval of the modification. Tom seconded, and the vote in favor was 4 to 0.

Tony made a motion to recommend approval of #05-43, subject to staff comments. Phyllis seconded, and the roll call vote in favor was 4 to 0.

#06-01 SABLE CHASE – FINAL SUBDIVISION & LAND DEVELOPMENT

This plan was tabled.

#06-02 CARLISLE CROSSING LOT #5 – FINAL MINOR LAND DEVELOPMENT

This plan was tabled.

#06-03 CARLISLE CROSSING LOT #6 – FINAL MINOR LAND DEVELOPMENT

This plan was tabled.

#06-04 CARLISLE FORGE – FINAL MINOR SUBDIVISION

This plan was tabled.

#05-20C CARLISLE BRETHERN IN CHRIST CHURCH – CONDITIONAL USE

#05-21C THE HOLLINGER GROUP – CONDITIONAL USE

Robert Saidis, Pam Fisher and Del Hawbaker presented these plans, which had been previously presented at the January Planning Commission meeting. Mr. Saidis stated that installation of a traffic signal at Walnut Bottom Road would be an acceptable condition of plan approval for his clients. Mr. Mislitsky asked whether the installation would be subject to PA DOT specifications. Mr. Saidis replied yes.

Tim asked whether the number of parking spaces and the setback comments were addressed. Ms. Fisher replied yes.

Ms. Fisher said that the church has requested a 20-year conditional use approval for the project, as the project is to be phased over that period. There was a discussion concerning the length of time for conditional use approval.

Tony asked whether there would be additional escrow required for the installation of the traffic signal. Mr. Saidis answered that PA DOT requires bonding that would assure that the traffic

signal installation would be completed. Brian added that issuance of a certificate of occupancy could be withheld until the traffic signal is completed.

There was no public comment.

Phyllis made a motion to recommend approval of #05-20C, subject to the following:

1) Planning Commission granted relief from the 20% building coverage requirement; 2) Applicant agreed the adjacent lot, containing the required number of parking spaces, owned by the church may not be sold or otherwise used for any purpose than as a parking lot for the church unless other parking alternatives have been provided and approved by the Township; 3) Applicant agreed to a 5-year conditional use approval with renewal every 5 years and an annual status report to be submitted; 4) Planning Commission granted relief from the 60% impervious coverage requirement. Tom seconded, and the roll call vote in favor was 4 to 0.

Tony made a motion to recommend approval of #05-21C, subject to the following:

1) Planning Commission granted relief from building setback requirements; 2) Planning Commission granted relief from the requirement that parking facilities do not encroach in required building setbacks; 3) Applicant agreed to provide additional parking spaces; 4) Applicant agreed to the condition that a certificate of occupancy will not be issued until a permanent traffic signal in accordance with PA DOT specifications is in place. Tom seconded, and the roll call vote in favor was 4 to 0.

#06-03C MERRICK & FAIR, INC. – CONDITIONAL USE

Pete Merrick presented this plan that is proposing to change an existing use for a gasoline sales and convenience store to automobile sales. The property is located at 901 Walnut Bottom Road, Carlisle.

Tim said that Mr. Merrick would have to comply with the following conditions:

1) All service and/or repair activities shall be conducted within a completely enclosed building; 2) No outdoor storage of parts, equipment, lubricants, fuel or other materials used or discarded, as part of the service or repair operation, shall be permitted; 3) The storage of unlicensed vehicles is prohibited; 4) All vehicles and machinery shall be repaired and removed from the premises promptly; 5) The demolition or junking of vehicles and machinery is prohibited. Demolished vehicle or parts thereof shall be removed from the site within two(2) weeks of arrival. In addition to these conditions, Mr. Merrick would be limited to 15 vehicles for sale at any one time. Tim added that PA DEP approval would be required for the abandonment of the existing fuel tanks. Mr. Merrick agreed to these conditions.

There was no public comment.

Tony made a motion to recommend approval of #06-03C, subject to the above-listed conditions. Phyllis seconded, and the roll call vote in favor was 4 to 0.

#06-04C CARLISLE CROSSING LOT #7 – CONDITIONAL USE

#06-05C CARLISLE CROSSING LOT #8 – CONDITIONAL USE

Attorney Robert Saidis, Pam Fisher, Dawood Associates, and Dave Martin, Granger Construction presented this plan that proposes the construction of a 9,600-square foot commercial building on both Lot 7 and Lot 8. The proposed buildings would be used for one of the following uses: office building, restaurants or retail sales. The properties are located at Carlisle Crossings, Westminster Drive, Carlisle.

Ms. Fisher stated that there would be shared parking as well as shared access for the two lots. Troy asked whether an access agreement had been prepared. Mr. Saidis replied that it had been submitted today.

There was no public comment.

Troy made a motion to recommend approval of #06-04C, subject to staff comments. Tony seconded, and the roll call vote in favor was 4 to 0.

There was no public comment.

Phyllis made a motion to recommend approval of #06-05C, subject to staff comments. Tom seconded, and the roll call vote in favor was 4 to 0.

#06-07C COMMUNITY BAPTIST CHURCH – CONDITIONAL USE

Tim explained that the church the proposed addition of a modular unit would increase the impervious area by 1%. He said the the applicant could be waived from the land development requirement based on Section 201 b. (72) (e).

There was no public comment.

Tony made a motion to recommend approval of #06-07C, subject to staff comments. Phyllis seconded, and the roll call vote in favor was 4 to 0.

#06-06C HOLLY PIKE ANIMAL HOSPITAL – CONDITIONAL USE

Pam Fisher presented this plan that proposed the construction of a commercial center containing 7,590-square feet of mixed use businesses. The property is located at the corner of Holly Pike and State Avenue, Carlisle. Ms. Fisher stated that one of the uses would be a veterinary office.

A fenced-in area was shown on the plan, and a question arose as to whether there would be any boarding of animals at the site. The answer was that there would be no boarding, but that a fence is necessary in the event that an animal ran away from the facility.

There was no public comment.

Phyllis made a motion to recommend approval of #06-06C, subject to staff comments. Tony seconded, and the roll call vote in favor was 4 to 0.

#06-02S TRADITIONS OF AMERICA – SKETCH

Pam Fisher presented this plan that proposes the construction of 154 single-family units, 36 duplexes and 60 townhouse units on approximately 80 acres. The property is located at the intersection of Lindsey and South Ridge Road, Boiling Springs. All units would be individually owned.

Ms. Fisher also introduced a sketch plan, for John Anderson, Forge Road, for a 53 single-family dwelling development around the Otterbein Church property.

ADJOURNMENT:

The meeting was adjourned at 8:25 PM.

WITNESS:

**SOUTH MIDDLETON TOWNSHIP
PLANNING COMMISSION CHAIRMAN:**
