

## MINUTES

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

April 19, 2005

PRESENT: DOUG WENDT, TROY TRUAX, TONY GONZALEZ, RICK REIGHARD, JESSE MOOSE - ABSENT & TOM WHITCOMB - ABSENT – PLANNING COMMISSION; Richard Mislitsky – Solicitor; Brian O’Neill – Engineer; Tim Duerr – Zoning Officer; Diane Hollinger – Recording Secretary; Attorney Jim Hughes; Scott Avery; Bob Beers; Bob Geist; Pamela Fisher; Philip Horne; Richard Gobin; Kirby Burkholder; Greg Lebo; Ron Horton; Dwayne & Ann Rhoades; Bill Duncan; Eric Harkreader – “The Sentinel”; Andrea Ciccocioppo – “The Evening News”.

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

#### MINUTES

Troy made a motion to approve the minutes of 3/15/05, as written. Tony seconded, and the vote in favor was 3 to 0. (Rick was absent from the March meeting).

#### PUBLIC INPUT

None.

#### #05-01S DEBBIE SWARNER - SKETCH

Engineer Greg Lebo presented this sketch plan that proposes the subdivision of 5 lots, 3 of which will be accessing a rural residential lane. The property is located on Rockledge Drive. He said that the applicant would request a modification of the access spacing requirement for Lots 4 and 5 in order to improve the sight distance. Mr. Mislitsky asked whether the applicant is contemplating a transfer of development rights. Mr. Lebo replied no.

#### #04-25 LAWRENCE E. SMARR – FINAL SUBDIVISION

This plan was tabled.

#### #04-30 SABLE CHASE – PRELIMINARY SUBDIVISION & LAND DEVELOPMENT

This plan was tabled.

#### #05-03 CARLISLE REGIONAL MEDICAL OFFICES – FINAL MINOR SUBDIVISION

Pam Fisher, Dawood Associates, presented this plan that proposes the subdivision of 5 existing lots into 2 lots. The lots would access Dunwoody Drive, a previously built, but never dedicated roadway. Three lots would access a private shared driveway. She said that a shared access agreement would be submitted. Tony asked whether comments had been received from the Cumberland County Planning Commission. Brian replied yes.

**Modifications:** Section 305 a. – Preliminary Plan; Section 502 g. – EIA Report; Section 603 b. – LeTort Regional Authority Review; Section 602 c. – Stormwater Management Plan; Section 602 d. – E & S Plan; Section 602 f. – Grading Plan; Section 602 g. – Landscape Plan ; Section 606 – Recreation Fees; Section 703 w. & z. – Prohibition of shared access; Section 707 – Sidewalks; Section 708 – Curbs & Gutters.

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

To the note concerning the installation of curbs and gutters and sidewalks, the following should be added: “The cost of installation shall be at the owner’s expense. The Township shall not be responsible”.

Doug made a motion to recommend approval of #05-03, subject to staff comments. Troy seconded, and the roll call vote in favor was 4 to 0.

**#05-04 WALNUT BOTTOM MEDICAL CENTER LLC – FINAL SUBDIVISION**

Attorney Jim Hughes presented this plan that proposes the subdivision of Lot 3B of the previously approved Walnut Bottom Medical Center into 2 lots. The project is at the corner of Sprint Drive and Walnut Bottom Road. Doug said that a shared access agreement as well as correcting the parking calculations would be required. Mr. Hughes to have these done. Tony asked Brian if the modifications being requested are the same as those on the prior land development plan. Brian replied yes, adding that the plan is the same as the previous land development submission but with the addition of a new property line.

**Modifications:** Section 305 a. – 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 703 z. – Shared access to commercial lots.

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

Doug made a motion to recommend approval of #05-04, subject to staff comments. Rick seconded, and the roll call vote in favor was 4 to 0.

**#05-06 MCCOY BUSINESS CENTER LOT 11 – FINAL MINOR LAND DEVELOPMENT**

Pam Fisher presented this plan that proposes the construction of a 11,550-square foot Community Commercial Center building with 58 parking spaces and associated utilities. The proposed project location is on Commerce Avenue behind the Pennsylvania State Police office. Ms. Fisher said that the applicant had agreed to provide an emergency access to Commerce Avenue. Brian stated that the same note should be added to the plan regarding the installation of sidewalks and curbs and gutters. Brian said that the emergency access would have to be built to

withstand the weight of an 80,000-pound emergency vehicle. Brian said that the access should have a sign designating it as "Emergency Exit Only".

**Modifications:** Section 305 a. – Preliminary Plan; Section 602 g. (6) – Landscape Plan certified by a Landscape Architect; Section 706 f. – Parking island every 10 spaces; Section 703 z. – Road Access requirements; Section 706 d. – Parking within 10 feet of building; Section 707 – Sidewalks; Section 708 – Curbs & Gutters; Section 711 b. (2) (g) (ii) – Location of street trees; Section 716 c. (2) – Driveway Spacing and sight distances.

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

Doug made a motion to recommend approval of #05-06, subject to staff comments and the addition of the following to the note concerning the installation of curbs and gutters and sidewalks "The cost of installation shall be at the owner's expense. The Township shall not be responsible". Troy seconded, and the roll call vote in favor was 4 to 0.

#### **#05-07 PILLARS OF ORTHODOXY CHURCH ADDITION – FINAL LAND DEVELOPMENT**

Attorney Bill Duncan presented this plan that proposes the construction of an 8,682-square foot building addition, 20 new parking spaces, a new storage building and upgrades to the stormwater management system.

Regarding Administrative Comments 2, 3 and 4 of the Planning Department memo dated 4/15/05, Mr. Duncan stated that a modification of these requirements has been requested. He added that the applicant would comply with the requirements of the previously approved plan. Brian stated that the current plan does not match the previously approved plan. He also said that either modification of requirements would have to be requested or the plan would have to comply with the current ordinance requirements. Scott Avery stated that some of the old trees had died and were never replaced. Troy asked whether this plan meets current ordinance requirements. Brian replied no. Engineer Ron Horton said that he had faxed a modification of requirement request for Sections 602 g., 711 b. (2) (i), and 711 b.(2) (k) (iii), and that receipt of these modification requests had not been acknowledged by the Township. Brian said that this was an oversight on the Township's part, and had been not included in the plan review memo since it was received via fax after plan submission deadline. He added that this plan does not duplicate the 1999 plan with regard to landscaping. Mr. Horton added that providing the landscaping would be a financial burden to the church. Doug said that the plan shows landscape trees. Troy said that the landscaping should meet the current ordinance requirements. Mr. Horton agreed to work with staff to develop a plan that complies with current ordinance requirements.

Doug made a motion to recommend that this plan be tabled. Tony seconded, and vote in favor was 4 to 0.

Rick asked whether trees in the parking lot is a new requirement. Brian replied no.

**#05-08 LIMESTONE CREEK – PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT**

This plan was tabled.

**#05-10 DWAYNE & ANNA RHOADES & THE PA CONFERENCE ASSOCIATION OF 7<sup>TH</sup> DAY ADVENTIST, INC. – FINAL MINOR SUBDIVISION**

This plan proposes the subdivision of 8.22 acres from the parcel containing Fair Oaks School and adding it to a 5.18-acre parcel along Petersburg Road. Tim explained that modification of requirement requests had been received today, as well as the LeTort Regional Authority's and Cumberland County Planning Commission's comments.

**Modifications:** Section 501 b. (20) – Recreation Fees; Section 502 g. – EIA Report; Section 502 m. – LeTort Regional Authority Review (Please note the above statement that the LRA review comments were received); Section 602 c. – Stormwater Management Plan; Section 602 d. – E & S Plan; Section 602 f. – Grading Plan; Section 602 g. – Landscape Plan.

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

Rick made a motion to recommend approval of #05-10, subject to staff comment. Doug seconded, and the roll call vote in favor was 4 to 0.

**#05-11 WHEATSTONE, PHASE 1 – FINAL SUBDIVISION**

This plan was tabled.

**#05-12 CARLISLE REGIONAL MEDICAL OFFICES – FINAL LAND DEVELOPMENT**

This plan was tabled.

**#05-13 MOUNTAIN VIEW TERRACE – FINAL MINOR SUBDIVISION**

This plan was withdrawn.

**#05-07C EASTGATE PROFESSIONAL CENTER – CONDITIONAL USE**

Pam Fisher presented this plan that is proposing to construct a commercial center containing 24,246 square feet of mixed use businesses on Eastgate Drive, Carlisle. Ms. Fisher stated that the applicant would agree to comply with Comment #4 of the Planning Department memo dated April 13, 2005: "No additional square footage than that which has been proposed is to be used for the uses detailed in the application will be permitted without conditional use and land development approvals."

Rick said that he is concerned with the unused two-thirds of the basement. Ms. Fisher said that a note could be added that the unfinished area could not be used.

**Public Comment:**

Bob Beers asked whether the lighting could be similar to the project that is proposed behind Friendly's Restaurant on Walnut Bottom Road. Ms Fisher agreed to this.

Rick questioned the need for two points of ingress/egress. Brian explained that a commercial center with different uses requires two access points, whereas a single use would not. Thus, if this were all doctors' offices instead of doctors' offices and office space, only one exit would be required.

Troy noted that there is no sidewalk connector to the building from Eastgate apartments and other future residential uses. Ms. Fisher answered that it was not possible for this project, due to topography of the site, but that a sidewalk could be added from the parking area to the proposed building.

Doug made a motion to recommend approval of #05-07C, subject to the following conditions: 1) providing a sidewalk connector from the street side sidewalk into the property use, and 2) complying with staff comments concerning lighting and landscaping. Tony seconded, and the roll call vote in favor was 4 to 0.

**OTHER BUSINESS:**

Tim said that the Board of Supervisors had voted to update the zoning ordinance and the comprehensive plan after the open space committee make its recommendations in the fall. Tim said that then the strategic planning process would begin.

Troy made a recommendation, to be forwarded to the Board of Supervisors, concerning a particular parcel of land along Park Drive that is currently zoned RM, be zoned for village. He added that with the V District to the east and AC District to the west, if that parcel was developed under the current zoning, the development would not be consistent with either V or AC zoning. He proposed that the parcel should be zoned Village, and so its development would extend the village character and appearance. Brian said that it might be possible to create a new zoning district. Mr. Mislitsky asked Troy to summarize his ideas in a memo to the Board of Supervisors. Doug seconded, and the vote in favor was 4 to 0.

**ADJOURNMENT:**

Rick made a motion to adjourn the meeting. Doug seconded, and vote in favor was 4 to 0. The meeting was adjourned at 8:13 PM.

**WITNESS:**

**SOUTH MIDDLETON TOWNSHIP  
PLANNING COMMISSION CHAIRMAN:**

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