

MINUTES

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

May 16, 2006

PRESENT: TROY TRUAX, JESSE MOOSE, TONY GONZALEZ, TOM HOUF, HOWARD ROSE & PHYLLIS GIVLER - ABSENT – PLANNING COMMISSION; Richard Mislitsky – Solicitor; Brian O’Neill – Engineer; Tim Duerr – Zoning Officer; Diane Hollinger – Recording Secretary; Dean Clepper; Ben Farrell; Bob Beers; Bob Geist; Pam Fisher; Robert Saidis; Rob Frey; Stephen Tiley; Dan Flohr and John Anderson.

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 4/18/06, as written. Jesse seconded, and the vote in favor was 4 to 0. (Tom was not at the April meeting.)

PUBLIC INPUT

There was no public input.

#05-37 EVANGELICAL LUTHERAN CHURCH – FINAL MINOR SUBDIVISION

Pam Fisher, Dawood Associates, presented this plan that proposes the re-subdivision of two lots on McLand Road, Mt. Holly Springs. Brian said that the installation of drywells would be a condition of the building permits for the residential lots.

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

Modifications:

Section 305 a. – Preliminary Plan; Section 602d – E & S Plan; Section 602 g. (6) – Landscape Architect Certification on Landscape Plan; Section 707 Sidewalks; Section 1301 – Financial Security (see note #15 on Sheet 1).

Jesse made a motion to recommend approval of the modifications. Howard seconded, and the vote in favor was 5 to 0.

Tony made a motion to recommend approval of #05-37, subject to staff comments. Tom seconded, and the roll call vote in favor was 5 to 0.

#05-17 NETHERBY PHASE 2 – FINAL 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.

#06-04 CARLISLE FORGE – FINAL MINOR SUBDIVISION

This plan was tabled.

#06-05 FAITH R. EVANS – FINAL MINOR SUBDIVISION

This plan was tabled.

#06-06 HOLLY PIKE ANIMAL HOSPITAL – FINAL MINOR LAND DEVELOPMENT

Pam Fisher presented this plan that proposes the construction of a 3,644 square foot animal hospital (Phase 1), with provisions for a future 3,418 square foot expansion (Phase 2). The combined Tracts 1 and 2 are approximately one acre. Ms. Fisher said that a conditional use had been recently approved.

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

Modifications:

Section 305 b. – Preliminary Plan; Section 602 g. (6) – Landscape Architect Certification on Landscape Plan; Section 706 c. – Evergreen shrubs within 10 feet of the property line; Section 706 d. – Parking within 10 feet of a building; Section 706 f. – Island every 10 spaces in parking lot; Section 707 – Sidewalks; Section 708 - Curbs and Gutters; Section 716 c. (4) (d) – Upgrade of existing road.

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

Jesse made a motion to recommend approval of #06-06, subject to staff comments and the addition of a note concerning the installation of sidewalks and curbs and gutters, Howard seconded, and the roll call vote in favor was 5 to 0.

Brian said that he would add the sidewalk and curbs and gutters notes to the memo to the Board of Supervisors when the plan is presented to the Board.

#06-08 CARLISLE CROSSING LOT #8 – FINAL MINOR LAND DEVELOPMENT

Pam Fisher, Attorney Robert Saidis and David Martin presented this plan that proposes the construction of a 5,625 square foot commercial building on the 1.98-acre Lot #8 of Carlisle Crossing. Ms. Fisher stated that the access had been moved as requested by the Board of Supervisors.

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

Modifications:

Section 305 b. – Preliminary Plan; Section 602 g. (6) – Landscape Architect Certification on Landscape Plan; Section 706 f. – Island every 10 spaces in parking lot; Section 711 b. (2) – Landscape Plan scope – allow excess number of trees plant in Carlisle Crossing to count towards this plan.

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

Tom made a motion to recommend approval of #06-08, subject to staff comments. Jesse seconded, and the roll call vote in favor was 5 to 0.

#06-10 CONSTANTINOS J. MALLIOS – FINAL MINOR SUBDIVISION

This plan was tabled.

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

Attorneys Robert Frey and Stephen Tiley presented this plan that had been previously presented to the Planning Commission.

Troy asked whether the applicants had received the Planning Department memo dated 5/16/06. They replied that they had received them today. Troy stated that the comments in that memo would require significant changes to the plan. He added that the Planning Commission is recommending that the plan be tabled, based on those comments. There was a discussion of Comment #3 regarding the placement of a stub street for projection into the adjacent undeveloped residentially zoned property. Mr. Tiley said that the original plan presented in 2002 had shown a connector road, but that the Board of Supervisors had not wanted it. Brian stated that the Board did not agree to the variances that the applicant was asking for in order to build the connector street, but that they did not say that they did not want the street to project into the adjacent property. Mr. Tiley replied that he/they must have misunderstood, and that he was under the impression that both Trout Unlimited and the Township did not want the connector road built.

Brian explained that a connector road was not required, and that such a road would be a local road and not a collector. Troy said that if the proposed street would be straightened to project into the RH-zoned property, the impact of this would not be known. This could be a significant change to the plan and affect the lots in this area.

Troy noted that the plan had been revised as per PA DEP requiring stormwater ponds instead of the check dams, as had been proposed. Mr. Frey replied that the stormwater facilities had been changed by eliminating the individual french drains for each lot, and expanding the collection system to infiltration basins. Troy said that there is no information given about the impact of the

stormwater from the two ponds in the northeast corner that discharge at the property line.

Mr. Mislitsky said that the plan could still proceed to the Board of Supervisors even if the Planning Commission tabled it.

Mr. Mislitsky recommended that the developers contact the Board of Supervisors to discuss the items listed on the memo dated 5/16/06.

Troy said that there are other issues that need to be addressed such as adjusting the building setbacks, and mitigating traffic problems. Mr. Tiley then distributed a memo from traffic engineering firm, Grove Miller Engineering, Inc. The Planning Commission and staff will review it.

Jesse concluded that the stormwater and stub street issues are sufficient reasons to table this plan. The Planning Commission concurred, and the plan was tabled.

#06-11 DOUGLAS C. KIEHL – FINAL LAND DEVELOPMENT

This plan was tabled.

#06-12 FORGEDALE CROSSING, SECTION 6 – FINAL SUBDIVISION

This plan was tabled.

#06-09C PARKVIEW AT BOILING SPRINGS – CONDITIONAL USE

#06-10C TRADITIONS OF AMERICA – CONDITIONAL USE

#06-11C GEORGETOWNE – CONDITIONAL USE

These plans were tabled.

ADJOURNMENT:

The meeting was adjourned at 7:31 PM.

WITNESS:

**SOUTH MIDDLETON TOWNSHIP
PLANNING COMMISSION CHAIRMAN:**
