

MINUTES

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

MAY 17, 2005

PRESENT: DOUG WENDT, TROY TRUAX, JESSE MOOSE, TONY GONZALEZ, RICK REIGHARD; TOM WHITCOMB (absent) – PLANNING COMMISSION; Richard Mislitsky – Solicitor; Brian O’Neill – Engineer; Tim Duerr – Zoning Officer; Sandy Quickel – Recording Secretary; Bob Winters; Tom Benjey; Bill Hoover; Tom Kilko; John Madden; Doug Gale; Scott Avery; Pam Fisher; Clare Hamm; Gretna Bretz; Jean Harrison; Sylvia Underwood; Susan Carson; Martha Green; Frank Burrows; Denis Burrows; Mary Ingl; Hal & Janet Nelson; John Anderson; Ray & Kelly Tennyson; Elmer & Grace Simonton; Attorney Mark Allshouse; Andrea Ciccocioppo - “The Patriot News”.

Chairman Doug Wendt called the meeting to order at 7:00 pm. The staff & Commission members introduced themselves.

MINUTES:

Troy made a motion to approve the minutes of 04/19/05, as written. Rick seconded, & the vote in favor was 4 to 0. (Jesse was not at this meeting & Tom was absent).

PUBLIC INPUT:

Attorney Mark Allshouse stated that he will be covering future meetings with Mr. Mislitsky.

Tom Benjey, Springville Road, asked if the idea of a heritage district would be discussed. Troy said he would mention it at the end of the meeting.

#04-25 LAWRENCE E. SMARR – Final Subdivision:

This plan was tabled.

#04-30 SABLE CHASE – Preliminary Subdivision & Land Development:

John Madden represented this plan. The applicant proposes to construct 64 townhouses on 11.90 acres behind the Rillo’s Restaurant north of I-81. Access will be obtained from Petersburg Road & a new road that will be built that accesses Pine Street adjacent to the Rillo’s parking lot. Brian stated that there were a few significant issues of concern. The issues involve a zoning violation, traffic signal & stormwater management problems. The zoning violation involves an office trailer that sits at the northern corner of the property. Mr. Madden asked if the trailer was removed, would this eliminate the violation. He was told yes. Brian stated that the stormwater problem still needs to be addressed. Mr. Madden stated that he would have to discuss the contribution towards a traffic signal with the developer.

This plan was tabled until these issues can be worked out.

#05-07 PILLARS OF ORTHODOXY CHURCH ADDITION – Final Land Development:

The applicant proposes to construct a 8,682 s.f. building addition, 20 new parking spaces, a new storage building & upgrade the stormwater management system. Brian stated that a revised plan was submitted to address the landscape issue. There was no public input.

Modifications: Preliminary Plan; Identification of existing trees larger than 6” caliper.

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

Troy made a motion to recommend approval of #05-07, subject to staff comments. Rick seconded, & the roll call vote in favor was 5 to 0.

#05-08 LIMESTONE CREEK – Preliminary Subdivision & Land Development:

This plan was tabled.

#05-11 WHEATSTONE, PHASE 1 – Final Subdivision:

This plan was tabled.

#05-12 CARLISLE REGIONAL MEDICAL OFFICES – Final Land Development:

Pam Fisher represented this plan. The applicant proposes to construct a 3-story office building on 4.7 acres on Alexander Spring Road. A 226 space parking area is proposed. Ms. Fisher stated that this building will be constructed for 39 doctors to occupy the building. The site is in the Wellhead Protection area & an EIA report & traffic study was completed. A meeting will be held next week to discuss traffic & E&S issues. There was no public input.

Modifications: Preliminary Plan; Landscape Plan to be certified by Landscape Architect; Vehicular Parking Facilities – islands every 10 spaces; Sidewalks; Curbs & Gutters; Street Trees; Interior Parking lot trees; Infiltration facilities within the Wellhead Protection Area. Doug made a motion to recommend approval of the modifications. Troy seconded, & the vote in favor was 5 to 0.

Tony made a motion to recommend approval of #05-12, subject to staff comments & holding a meeting with staff to resolve the E&S & traffic issues. Rick seconded, & the roll call vote in favor was 5 to 0.

#05-14 ROBERT L. & JANET M. SMITH – Final Minor Subdivision:

This plan was tabled.

#05-15 BOILING SPRINGS ANIMAL HOSPITAL – Final Minor Subdivision & Land Development:

This plan was tabled.

#05-16 WEST SHORE PROPERTIES – Final Minor Land Development:

This plan was tabled.

#05-17 NETHERBY – PHASE 2 – Final Subdivision:

This plan was tabled.

#05-18 ROY M. & MARYL L. LEAMAN – Final Subdivision:

This plan was tabled.

#05-08C CARLISLE FORGE – Conditional Use:

Developer Shaw Mathais & Engineer John Melham were present for the discussion. This plan proposes a mixed-use development located along the northern side of York Road to the east of Fairview Street/York Road intersection. The development will consist of approximately 163 single-family homes, 226 townhouses, 192 apartments & a 240,000 s.f. neighborhood retail center. The tract is on 202.2 acres with 53.6 acres situated in the Commercial Zoning District & 148.6 in the R-H Zoning District in four parcels. Mr. Melham stated that conditional use approval is needed for the residential part of the plan because it contains townhomes & garden apartments, as well as the commercial portion because it is a commercial center. There will be 2 different sizes of townhouses with garages. He stated that landscaping is planned & that the applicant does not have any problems with staff comments. The retail portion with 6 out-parcels will be along York Road. A playground area is anticipated for the commercial area. The stormwater will be directed to flow into the open space area. A buffer is proposed along York Road continuing back to Fairview Street. Rick asked if the development is age-restricted (55 years +). Mr. Melham stated that it is not planned to be at this point, but would be attractive to seniors. Mr. Mathais stated that the plan is not targeting a certain type of people. All the units will be rented. He also stated that there will be a center point into the shopping center with 8 shops on each side of the entrance. He envisions an ice cream shop, deli, bagel shop, etc. He feels that center will also attract passing traffic that would stop at the store. It will also be within walking distance for residents. The whole concept is for a village-type community. Rick asked if Mr. Mathais is concerned with the adjacent land being zoned light industrial. He replied no, the buffer will help with this issue. Doug questioned the traffic pattern. Mr. Melham said that a traffic study will be completed, & they have approached Penn DOT on this issue. Doug asked if a signal will be needed at the main entrance along York Road. Mr. Melham stated that a signal may be warranted. Doug also asked if there was a phasing schedule. Mr. Melham said that it would depend on the timing of the commercial area. After that, they could start either the single-family homes or the townhouses. Mr. Melham stated that a second entrance is planned off of Fairview Street. Right-in/right-out lanes could help ease the traffic pattern. The last phase would be the Lisburn Road area, but the overall phasing projection for build-out is approximately 7 years.

Doug mentioned that Fairview Street is an unimproved road & had concern with a corner of the road that is not straight at York & Fairview. He asked if the developer would be straightening this section of road. Mr. Melham said that he had not thought about that, & that Mr. Mathais granted easements to the Washco plan. He said that he could look into this issue. Mr. Mislitsky asked if Mr. Mathais granted the easement of Westminster Drive. He was told yes. Brian also mentioned a bad angle of road where Lisburn meets Fairview. Security will be provided for the shopping area. Roads in the residential area will be dedicated to the Township. Access will be given to the Township in order for snow plows to access the development through the commercial area. Troy suggested catering to the pedestrian traffic & less to vehicular traffic. Mr. Melham said there will be a selection of homes to choose from & paths throughout the

residential area. Mr. Mislitsky asked Mr. Mathais to submit photos & any information on other projects that he has developed. Mr. Mathais agreed to do so. Tony questioned the traffic circles on the plan & if it would affect school buses & snow plows. He was told that they help slow down traffic. There are large 2 cul de sacs proposed. The cul de sac loops will be 150 ft. in diameter. There will be a Homeowner's Association. Public input was taken.

Sylvia Underwood, Wiltshire East, commented on the amount of traffic stacking up in that area, but agreed that all development creates traffic.

Clare Hamm, 20 Wiltshire East, questioned whether a police department will be needed. The Township currently relies on the State Police for any problems.

Doug Gale, Derbyshire Drive, asked how many bedrooms will be in the units. He was told 3 bedrooms per unit. He feels that if families move in, it will affect the school district.

Ray Tennyson, 50 Lisburn Road, commented that he has few cars driving past his house, but now this number will increase significantly.

Tom Benjey, Springville Road, asked about the number of traffic signals along York Road.

Mr. Melham interjected & stated that he was advised by staff not to locate the entrance across from Mayapple Drive. Also, Penn DOT will decide if/when a signal is needed.

Bob Winters, 12 Liberty Court, asked if the developer knew what impact will be placed on the school district. Mr. Melham stated that he does not know; a study has not been done. Mr. Winters suggested that an impact study be completed. Brian stated that this information will be part of the EIA report. Mr. Mislitsky asked Mr. Winters if he preferred that the study be done now instead of the preliminary stage. He replied yes.

Marti Green, Derbyshire Drive, stated that some of the residents of the Mayapple Development had met with the developer. They like the concept & feel it is an excellent plan. She said the site is zoned for this type of plan & that traffic is always an issue.

Susan Carson, 1 Derbyshire Drive, expressed concern on the number of units in the apartment complex. She asked how many units will be in the 4 buildings. She was told that there will be 48 units per quad totaling 192 apartments. She is also concerned about traffic & a knoll on York Road with 2 different speed limits. She also questioned whether a police department would be needed.

Doug stated that some elements of the plan are very thorough, but other elements are lacking. He feels there are 3 pieces of information needed. They include a traffic impact study, landscaping plan & a lighting plan. He feels an extension of time is needed in order to properly review the plan. A hearing in front of the Board of Supervisors needs to be held with 60 days from submission review. All Commission members were in agreement on this. Mr. Melham asked how the lighting plan is relative at this stage. Tim replied that both landscaping & lighting plans, as well as screening, is to see if there is any impact on the residential areas. Troy stated that zero foot candlepower will be needed so as to not have an affect on the residential areas.

Tony stated that this plan is more than a concept plan, it is a conditional use, & the EIA report will show the impact on the school district, traffic, police, etc. Troy stated that detailed information is needed for a conditional use. Tony added that the emergency services need certain types of information on plans. Mr. Melham asked if the lighting plan should be for the commercial area. He was told yes, so it can be assured that the lighting doesn't impact the residential. Mr. Mislitsky noted that the Township has more flexibility at the conditional use stage than at the preliminary stage. Mr. Mathais agreed to the time extension request, & to submit information/photos of previous developments. Doug asked for submission of information on the impact to the schools and police services.

ADJOURNMENT:

Doug made a motion to adjourn the meeting at 9:15 pm. Jesse seconded, & the vote in favor was 5 to 0.

WITNESS:

**SOUTH MIDDLETON TOWNSHIP
PLANNING COMMISSION CHAIRMAN:**
