

## MINUTES

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

August 21, 2007

PRESENT: TROY TRUAX, TOM HOUF, TONY GONZALEZ HOWARD ROSE, PHYLLIS GIVLER; DUFF MANWEILER - PLANNING COMMISSION; Richard Mislitsky – Solicitor; Brian O’Neill – Engineer; Tim Duerr – Zoning Officer; Diane Hollinger – Recording Secretary; Carson Ritchie; Hubert Gilroy; Gregg Cox; Bob Geist; Bob Beers; Gary Heishman; Ryan Heishman; Ron Elicker; Brian Evans; Chris Dellinger.

Pre-meeting workshop:

The consultants would make their presentations during the workshop. The consultants agreed to remain until the start of the meeting to answer any questions from the public.

#### **#07-09C ALLEN DISTRIBUTION – CONDITIONAL USE**

Engineer Brian Evans, Evans Engineering, Inc and Attorney Hubert Gilroy presented this conditional use for additional parking for trailers to reduce the need for transport of trailers to other Allen Distribution lots in the vicinity. Mr. Gilroy stated that a traffic study had been submitted, and that no new accesses onto Allen Road are proposed. He also said that additional screening is planned as part of the land development plan.

Troy asked whether the existing detention basins would handle increased stormwater. Mr. Evans replied that either the existing basins would be enlarged, or there would be underground basins, or a combination of both.

Mr. Mislitsky asked whether the same land development plans would be submitted to both Dickinson and South Middleton Townships for approval. Brian replied yes.

Mr. Gilroy stated that the proposed parking would be a gated lot for Allen Distribution and its tenants only.

Regarding building setbacks, Mr. Evans said that the existing setbacks lines are now non-conforming due to a change in ordinance requirements. Tim said that a note should be placed on the plan stating that fact.

#### **#07-09 WALNUT BOTTOM GROVE – PRELIMINARY/FINAL SUBDIVISION**

Engineer Chris Dellinger, Hubert, Rowland & Grubic, presented this plan that proposes the consolidation of 6 single family lots with an agricultural lot. The lot will then be subdivided into 2 lots, one commercial and one residential, along with 2 rights-of-way, to be developed later.

There were no questions from the Planning Commission.

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 7/17/07, as written. Howard seconded, and the vote in favor was 5 to 0. (Phyllis was absent from the July meeting.)

**PUBLIC INPUT**

None.

**#06-23 THE TOWNES AT SUMMERBRIDGE VILLAGE – PRELIMINARY SUBDIVISION & LAND DEVELOPMENT**

This plan was tabled.

**#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.

**#07-09 WALNUT BOTTOM GROVE – PRELIMINARY/FINAL SUBDIVISION**

This plan was previously discussed at the workshop.

**Modifications:**

Section 303 – Preliminary Plan; Section 502 m. – 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 707 – Sidewalks; Section 708 – Curbs & Gutters; Section 716 b. – Access Spacing; Section 716 c. – Upgrade existing roadway.

Tom made a motion to recommend approval of the modifications. Howard seconded, and the vote in favor was unanimous.

Tony made a motion to recommend approval of #07-09, subject to staff comments. Tom seconded, and the roll call vote in favor was unanimous.

**#07-10 44 CARLISLE SM FORGE ASSOCIATES, LLC & 44 CARLISLE SM TWO ASSOCIATES, LP – FINAL MINOR SUBDIVISION & LAND DEVELOPMENT**

This plan was tabled.

**#07-11 – SECOND STATE ENTERPRISES – FINAL MINOR SUBDIVISION & LAND DEVELOPMENT**

This plan was tabled.

**06-11C GEORGETOWNE – CONDITIONAL USE**

This plan was tabled.

**#07-12 ALLEN DISTRIBUTION – PRELIMINARY/FINAL SUBDIVISION**

This plan was tabled.

**#07-09C ALLEN DISTRIBUTION – CONDITIONAL USE**

This plan was previously discussed at the workshop.

There were no public comments.

Tom made a motion to recommend approval of #07-09C, subject to comments 1 and 2 only on the Planning Department memo date 8/15/07. Duff seconded, and the roll call vote in favor was unanimous.

**ADJOURNMENT:**

The meeting was adjourned at 7:07 PM.

**WITNESS:**

**SOUTH MIDDLETON TOWNSHIP  
PLANNING COMMISSION CHAIRMAN:**

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