

**MINUTES**  
**SOUTH MIDDLETON TOWNSHIP PLANNING COMMISSION**  
**January 15, 2019**

**PRESENT:** TROY TRUAX(absent), TONY GONZALEZ, TOM HOUF, BARB WILSON, BRIAN ENGLE(absent) – PLANNING COMMISSION, Bryan Salzmann – Solicitor, Brian O’Neill – Engineer, Tim Duerr– Zoning Officer, Allison Earnst – Recording Secretary, Mitchell Kemp.

**PLEDGE OF ALLEGIANCE:**

Chairman-Gonzalez led the audience in the pledge of allegiance.

**REORGANIZATION:**

Tony turned meeting over to Bryan Salzmann. Bryan called for nomination for chairman. Tom nominated Tony Gonzalez, Barb seconded, and the vote was unanimous. Tony called for nomination for vice chairman. Barb nominated Troy Truax, Tony seconded, and the vote was unanimous. Tony called for nomination for recording secretary. Barb nominated Allison Earnst, Tom seconded, and the vote was unanimous. Tony called for nomination of secretary. Barb nominated Tim Duerr, Tom seconded, and the vote was unanimous. Tony called for nomination of solicitor. Barb nominated Salzmann Hughes, Tom seconded, and the vote was unanimous.

**MINUTES: 12/18/18**

Barb made a motion to approve the minutes, as modified. Tony seconded, and the vote in favor was 3-0.

**PUBLIC INPUT:**

There was no public input.

**#20170007 – WESTMOORELAND PHASE 1– Final Subdivision and Land Development Plan**

The applicant proposed to construct Phase 1, which consists of 37 townhomes and 1 single family lot of 103 attached dwelling (townhomes) and 2 single family homes project. The property is located within the RM (Residential Moderate) zoning district. Townhomes are allowed per special exception, which this application has received. The property is located within the Wellhead Protection District, which has received conditional use approval previously. The Preliminary Plan was submitted and approved concurrently with the conditional use application for the use of Transfer of development Rights.

This plan was tabled.

**#20180023 – AKASH PATEL & ASSOCIATES – Preliminary/Final Land Development**

The applicant is requesting plan approval to construct and operate a drive-thru restaurant and 82-room hotel as a regional commercial center on 3.22 acres. There were several variances granted

by the Zoning Hearing Board for building setbacks among other things and a conditional use was approved by the Board of Supervisors for the commercial center. The property is located at 1501 Commerce Avenue, Carlisle (I-3 District).

The applicant has requested the following modifications of requirements from the Subdivision and Land Development Ordinance (SALDO):

1. Section 501.a – Preliminary Plan Submission
2. Section 706.f – Minimum Slope for Channels
3. Section 716 – Access Spacing

This plan has been tabled.

### **#20180024 – SUMMERBRIDGE COMMERCIAL PHASE – Final Land Development**

The applicant is requesting plan approval to construct two (2) 10,500 square foot commercial facilities with associated parking and access drives for a total of 21,000 square feet of retail space on 2.97 acres. The property is located on Eastgate Drive, Carlisle (VC District).

The applicant has requested the following modifications of requirements from the Subdivision and Land Development Ordinance (SALDO):

1. Section 601.b – Final Plans shall conform with Preliminary Plans which were previously approved.

Mr. Mitch Kemp with RGS & Associates presented the Final Land Development Plan. Mr. Kemp stated that this is the final phase of Summerbridge. He added that the property will be commercial real estate space. He stated that the parking as well as the impervious coverage meets Township requirements. Mr. Kemp addressed the comments from the December plan review memo, and noted the only things outstanding were the Developer's agreement and minor plan notes.

Barb asked if the agreement was post approval. There was discussion regarding the agreement and having that complete when before the plan is approved by the Board of Supervisors. Bryan Salzmann stated that it is a lot better to have the agreement ready when the plan is getting approved.

Tony asked if there were any comments from staff. Tim Duerr said no, and Brian O'Neill stated that the plan is straight forward and the remaining comments should be easily addressed.

Tom made a motion to recommend approval of the plan, subject to all discussion, Tony seconded, and the vote in favor was 3-0 (Troy and Brian absent).

**#20190001– NETHERBY PHASE 4A – Final Subdivision Plan**

The applicant is requesting final plan approval to subdivide 28 lots for single family development off Phase 4A, Lindsey Road, Carlisle (RM District).  
This plan was tabled.

**ORDINANCE #2019-01– ZONING TEXT AMENDMENT.**

After some discussion, there are concerns about noise and lighting.

This has been tabled.

**ADJOURNMENT:**

The meeting adjourned at 6:38 p.m.

**SOUTH MIDDLETON TOWNSHIP**

**WITNESS:**

**PLANNING COMMISSION CHAIRMAN:**

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