

MINUTES
SOUTH MIDDLETON TOWNSHIP PLANNING COMMISSION
January 21, 2020

PRESENT: TROY TRUAX, TONY GONZALEZ, BARB WILSON, BRIAN ENGLE (absent), TIM BERNDT – PLANNING COMMISSION, Bryan Salzmann – Solicitor, Tim Duerr – Zoning Officer, Natalie Frye – Recording Secretary, Brian O’Neill – Engineer, Jerry Cohick, & Zachary Klueber

PLEDGE OF ALLEGIANCE:

Chairman Gonzalez led the audience in the pledge of allegiance.

REORGANIZATION:

Tony turned the meeting over to Bryan Salzmann. Bryan called for nomination for chairman. Troy nominated Tony Gonzalez. Barb seconded, and the vote in favor was unanimous. Tony called for nomination for vice chairman. Barb nominated Troy Truax. Tim seconded and the vote in favor was unanimous. Tony called for nomination for secretary. Barb nominated Tim Duerr. Troy seconded and the vote in favor was unanimous. Tony called for nomination for recording secretary. Barb nominated Natalie Frye. Tony seconded and the vote in favor was unanimous.

MINUTES: 12/17/19

Tim made a motion to approve the minutes. Barb seconded, and the vote in favor was 4-0.

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.

#20190013 – KEYSTONE FIELDHOUSE – Final Land Development Plan

The applicant is proposing construction of a 30,000 square foot addition on to a recreational facility, currently used for indoor baseball training. The property is located at 1561 Holly Pike, Carlisle (C2 District).

This plan was tabled.

#20190029 – CUMBERLAND COUNTY HOSPITALITY, LLC – Final Land Development Plan

The applicant proposes to construct a 3-story, 106-room extended stay hotel. The property is located at the intersection of I-81 North off Ramp and SR 0465 Allen Road, Carlisle (I-3 District). This plan previously proposed a restaurant and commercial center as part of the project. Those proposed structures are no longer part of the plan.

Zachary Klueber, Nittany Engineering, was present to discuss the plan. Mr. Klueber gave an overview of the proposed plan. Troy asked if anything was planned for the residual property next to the proposed hotel. Mr. Klueber responded they have a developer's agreement with the owner and plan to leave it vacant. Tim Berndt asked about a long term discussion of potential future development on that site. Mr. Klueber said there is a possibility for it but there are no discussions at this time. Troy asked if the parking lot layout was staying the same. Mr. Klueber mentioned minor changes, such as, the access drive was widened and islands were added. Troy asked if there was development in the future, if the current layout would allow for connectivity. Brian O'Neill mentioned if the stormwater ponds were brought above ground it would not allow for connectivity in that area. However, Mr. Klueber confirmed the applicant will be putting the stormwater ponds underground. Troy asked if the current plan will allow for future development on the rest of the tract and how that would be accommodated. Brian O'Neill mentioned the applicant just removed the restaurant and commercial center portions of the plan and all else stayed the same. Mr. Klueber responded it will still allow for development. Tim Berndt mentioned a restaurant in this area would be well received by residents of the Township. He also stated this was an ideal location for a restaurant. Mr. Klueber stated that could still be done in the future. Barb asked Tim Duerr if there were any unaddressed comments to which he replied no. Tim Berndt asked for clarification on the location of the water retention pond. Brian O'Neill answered it is being managed under the pavement.

Tim Berndt made a motion to recommend approval of Cumberland County Hospitality, LLC – Final Land Development Plan. Barb seconded & the vote in favor was 4-0.

#20190030 - LOTS 8A & 8B ALEXANDRA COURT – PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

The applicant proposes to construct a 19,680 square foot medical office building and related parking facilities, utilities, and stormwater management facilities.

This plan was tabled.

#20200001 – LAUREL FORGE – CONDITIONAL USE

The applicant is requesting conditional use approval for a 41 lot residential subdivision using TDRs.

The applicant requested this plan be tabled. Brian O’Neill explained this plan required conditional use approval because it is in the Wellhead Protection; it is a large scale development and uses Transfers of Development Rights (TDRs). Brian O’Neill mentioned by using TDRs, a developer would be able to reduce the lot frontage and size to add additional lots. He also mentioned a preliminary plan is required along with the conditional use. Tim Berndt asked if that would change the number of homes in the development. Brian O’Neill responded it would, the number of houses increases from 35 to 43 with TDRs. He also mentioned the applicant has previously received conditional use approval from the Wellhead Protection and large scale development plan before submitting for the use of TDRs. Troy asked if they would need an agreement of sale to which Brian O’Neill answered yes. Tim Berndt asked if that would cause a traffic issue since there was concern at 35 homes and are now increasing to 43. Brian O’Neill stated the applicants have always shown the development with 43 homes. Tim Berndt mentioned it does not significantly change the traffic congestion in that area. Barb mentioned the issue is not the number of homes in the development; it is the location of the development that is causing concern. Brian O’Neill stated a traffic study was completed on Lindsey Road and Forge Road, and it was determined there was adequate sight distance. He also stated the developer meets the required sight distance at the new street intersections with Lindsey Road. Barb asked if that was based on the posted speed or the travel speed. Brian O’Neill responded it was based on the posted speed. He mentioned there have been lengthy discussions with the Board of Supervisors and Planning Commission about the traffic concerns and the developer has addressed those specific concerns.

#20200002 – LAUREL FORGE – PRELIMINARY SUBDIVISION & LAND DEVELOPMENT PLAN

The applicant proposes a 41 single family lot subdivision (large residential development), located within the Wellhead Protection District (Zone 3) using TDRs. The property is located on Lindsey Road (PRM District).

This plan was tabled.

DISCUSSION:

Troy announced the Steering Committee will be presenting the draft Walnut Bottom Master Plan to the Carlisle Chamber on January 22, 2020 at 6:00pm. He stated the goal is to keep moving forward and to possibly present the final plan to the Planning Commission next month and eventually the Board of Supervisors for adoption. Troy also talked about the mixed use district which is needed to help move along the redevelopment plan. It is currently being drafted.

Tim Berndt stated the mixed use zoning district seems to be consistent with the Community Campus zoning district. Tim Duerr stated they were separate zoning districts but did have similarities. Tim Berndt expressed his support for the Walnut Bottom Master Plan. Troy mentioned land development recommendations have been added like transportation improvements and parks and recreation opportunities.

Barb left the meeting.

Troy closed with additional comments about the Walnut Bottom Master Plan.

ADJOURNMENT:

The meeting adjourned at 6:25 p.m.

SOUTH MIDDLETON TOWNSHIP

WITNESS:

PLANNING COMMISSION CHAIRMAN:
