

MINUTES
SOUTH MIDDLETON TOWNSHIP PLANNING COMMISSION
February 19, 2019

PRESENT: TROY TRUAX, TONY GONZALEZ, TOM HOUF(absent), BARB WILSON, BRIAN ENGLE – PLANNING COMMISSON, Bryan Salzmann – Solicitor, Brian O’Neill – Engineer (absent), Tim Duerr– Zoning Officer, Allison Earnst – Recording Secretary, Michael Wadel, Charles Doris.

PLEDGE OF ALLEGIANCE:

Vice Chairman-Truax led the audience in the pledge of allegiance.

MINUTES: 1/15/19

Barb made a motion to approve the minutes, as modified. Tony seconded, and the vote in favor was 4-0. It shall be noted per the solicitor that Brian and Troy originally abstained from the vote due to their absence at last month’s meeting. It was requested by the solicitor to re-vote in order to conduct the business.

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.

#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.

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

1. Section 602.g.(6)

Mr. Michael Wadel represented the plan for Netherby Phase 4A. He explained that this is the final plan for sub phase 4A (28 lots), and there will be a future plan for sub phase 4B (14 lots). Mike stated that they've been working with the engineer and the planning staff to address comments and believes that they have a fairly "clean" plan. Tim Duerr stated that he also agrees that the plan is clean. Tim explained that the only comment was post approval and that was taken care of.

Barb made a motion to recommend approval of the modifications of requirements as listed, Brian seconded and the vote in favor was unanimous.

Barb made a motion to recommend approval of the Netherby Phase 4A –Final Subdivision Plan #20190001, subject to discussion and any comments. Brian seconded and the vote in favor was unanimous.

ORDINANCE #2019-01– ZONING TEXT AMENDMENT.

Tim Duerr opened the discussion and stated that this was requested to be tabled. Bryan Salzman further explained that Hubert Gilroy requested the matter to be tabled. Bryan stated that they may be moving forward with a variance versus a text amendment that would affect the entire zone. Tony asked if there was anything negative about the proposal. Bryan answered with the concerns of music, noise, and lighting. Brian Engle asked if it would be possible to have staff present at the zoning hearing board meeting to drive these concerns. Bryan Salzman stated that the applications are now being sent as part of Tim's report. The Board of Supervisors directed the solicitor and the Township Manager to go and take a stand on the application.

Barb made a motion to table the zoning amendment, Brian seconded and the vote in favor was unanimous.

ADJOURNMENT:

The meeting adjourned at 6:28 p.m.

SOUTH MIDDLETON TOWNSHIP

WITNESS:

PLANNING COMMISSION CHAIRMAN:
