

MINUTES
SOUTH MIDDLETON TOWNSHIP PLANNING COMMISSION
April 16, 2019

PRESENT: TROY TRUAX, TONY GONZALEZ(arrived late at 6:37 p.m.), TOM HOUF, BARB WILSON(absent), BRIAN ENGLE – PLANNING COMMISSON, Bryan Salzmann – Solicitor, Brian O’Neill – Engineer, Tim Duerr– Zoning Officer, Allison Earnst – Recording Secretary, Mike Saab, Jamie Story, Tyler Etris, Tibben Zerby, Zach Kluber, Terri Delo, Donald Group, Sue Cohick, Nicole Cohick, James Oliverio, Pam Fisher, Owen Hoffman.

PLEDGE OF ALLEGIANCE:

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

MINUTES: 3/19/19

Brian made a motion to approve the minutes with the suggested changes, as modified. Tom seconded, and the vote in favor was 3-0 (Barb and Tony absent).

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.

#20190006 – Keystone Aquatics – Final Land Development

The applicant is proposing the construction of a 120 ft x 36.5 ft addition to an existing aquatics center. The property is located at 103 Midway Drive, Carlisle (C2 District).

This plan was tabled.

#20190007 – Orthopedic Institute Institute of Pennsylvania (OIP) – Preliminary/Final Subdivision & Land Development

The applicant is proposing the construction of a 31,750 square foot medical office building. The property is located on Alexander Spring Road (C2 District).

Terri Delo with BL Companies prepared and submitted the subdivision and land development plan for the OIP medical office building along Alexander Spring Road. Ms. Delo stated that she understands that the plan is tabled due to comments, however; she wanted to present a quick plan overview to see if there were any comments or questions that they could address as they work through the Township's comments.

Terri explained that the parcel is "U-shaped". There is a gap where a residential property is located. They plan to purchase the property in the middle and consolidate. Ms. Delo added that there are two residential properties that will not be purchased. They also plan to subdivide a piece of the parcel, where they propose to build an approximately 32,000 square foot, 2-story medical office building. The residual parcel will remain undeveloped.

Terri stated that they made an initial Erosion and Sedimentation control plan (E&S) to the County Conservation District. They had a few comments and re-submitted the plan. They are waiting on the technical review comments. Terri explained that there were comments that came from the ordinance requirements. They plan to update their landscape plan in concurrence with the ordinance and Brian O'Neill's comments. Ms. Delo addressed the waiver requests. They are requesting a waiver of preliminary plan submission as well as a waiver of some stormwater requirements related to infiltration facilities in karst areas and hydrologic soil group reduction for the area that is a bypass in the front of the site.

Troy asked a question regarding access and if there was only one means of ingress and egress. Terri answered, yes. They plan to line up the driveway with the one across the street. Troy asked if there were any other roadways that border the property. Terri stated that I-81 is to the rear of the property. Troy stated that his concern would be having two points of ingress and egress for emergency services. Tim Duerr explained that emergency services look at the plans and they did not express any concerns or comments. Brian O'Neill added that, that requirement is usually for commercial centers. A commercial center required 2 points of ingress and egress per the zoning ordinance. He explained that this will be medical offices and not a commercial center.

This plan was tabled.

#20190008 – Morgan’s Crossing – Final Subdivision & Land Development

The applicant is requesting final plan approval to subdivide 32 lots for single family development as part of phase 1, Petersburg Road, Carlisle (RH District).

This plan was tabled.

#20190010 – Paradigm Architecture – Sketch Plan

Mr. Tibben Zerby with Nittnay Engineering presented the sketch plan. Mr. Zerby gave some background information on the plan and stated that the location is off exit 44, currently in two parcels with two owners. He added that there are 3 lots (A, B, and C). Mr. Zerby explained that lot A is the proposed hotel, lot B is the commercial center, and lot C is proposed as a restaurant. He stated that they have already been to the Zoning Hearing Board and received variances for the project. Mr. Zerby stated that the site is designed to work in conjunction with all three lots. There will be three access points (two full access points off Denison Circle, and one left-out only off Allen Road). Tibben stated that they have a meeting with PennDOT to get HOP approval onto Allen Road. Mr. Zerby stated that they have been working with Tim Duerr and Brian O’Neill to make sure they meet all requirements. He added that they are also working with the Conservation District on Stormwater requirements. Brian Engle asked if the PennDOT right-of way listed on the plans were required or existing and Tibben answered, existing. Brian Engle stated that the access drive off of Allen Road goes straight through to Denison Circle. It is close to that access drive for Lot 3B and the Raudabaugh property. Mr. Engle was curious if there was a way to align those access points. He expressed that his concern would be that people are going to use that as a short-cut through the property. Mr. Zerby stated that, that comment from Mr. O’Neill as part of their Conditional Use submittal. Mr. Zerby explained that they shifted that to align with the adjacent entrance off Dennison. He stated that it works well with the site and would provide a straight-through access to Allen Road. The SALDO requires 300 feet between entrances. Currently, they are approximately 320-350 feet. If the alignment were shifted, the adjacent drive would be 230 feet. Mr. Zerby further explained that this would be something that they would need to work with the Township on requesting a waiver. Brian O’Neill mentioned the Road Hierarchy Map and that it shoes Commerce Avenue as a local road. He explained that assuming Commerce Avenue became Denison Circle as a local road, there are no minimum spacing requirements with local roads. Brian Engle questioned the access and the waiver of side yard distance. Tim Duerr stated that the property has industrial transportation (I-3) zoning.

Brian O’Neill asked if there is a driveway for each lot. Brian Engle added that is what it sounds like and that should be reviewed further. Brian Engle stated that the proposed lot B is showing two parking fields between Denison Circle. He explained that he is not sure it meets pedestrian access. They have a connection from the hotel to the commercial center. However, there is no pedestrian access from both of those over to the proposed restaurant. Mr. Engle stated that an access there seems like the next logical step. Tibben Zerby stated that the major issue they ran into was the steep 25% grade drop. He added that getting an accessible access down to the

restaurant, they would be looking at having a long “snaking” sidewalk. Brian Engle commented and stated that he thinks that option should be considered. Mr. Engle’s concern would be if you do not give pedestrians a safe access, they are going to make one on their own, and it might not be safe. Brian Engle also expressed his concerns with the “pull-in” loading area behind the hotel. Mr. Zerby stated that they have approximately 134 parking spaces. This project will be an extended stay hotel with 10 parking spaces near leading area for larger vehicles (trailers, etc). They wanted to provide parking for those over-sized vehicles and that pushed their allowable impervious area. The loading space is different, but it is part of the need for the extended stay. Brian Engle commented and said that the larger vehicle spaces are very smart. However, he is not sure about the back-in or pull-in loading space. Brian Engle also stated that in his opinion, the hotel would look visually better if it was oriented toward Denison Circle rather than facing Allen Road from the perspective of that is the most traveled roadway. Mr. Mike Saab stated that the hotel is perpendicular to I-81, and explained that they flipped the building to face Denison Circle because they could not get an entrance off Allen Road. Troy asked if they were going to have “dual facades”, meaning that the back of the building will look the same as the front. Mr. Saab stated yes, with dual signage.

Brian Engle asked about the proposed commercial center. Mr. Tibben Zerby stated that the south side will have a drive-in area, and the north side of the commercial center will have a drive-up. Troy asked if the screening is supposed to be between Allen Road and the Commercial building. Additionally, there is a height differential between the road. The visual is almost challenged to begin with when you are driving. Mr. Saab stated that there is an 18 foot elevation change from the existing Allen Road entrance to the hotel.

Brian Engle mentioned the waivers and stated that asked for discussion on parking setbacks. He stated that the property line setback was allowable if it was a common parking area; however, that is not what the plan is showing. Mr. Engle referenced section 706.e of the ordinance and stated that he is not comfortable with minimizing the parking setbacks. He thinks that it would be best to discuss the matter further, and see what the plans are. Troy stated that he had some thoughts on the commercial center and pedestrian parking. Troy asked if there was a setback limitation. Mr. Zerby addressed Troy’s question and stated that it was more of a grade issue. Troy commented and stated that the hotel has more parking in both the front and in the back. However, the commercial center has everything in the front or side drive thru and it is not real accommodating. Brian O’Neill stated that the waiver sections need to be checked because some of them seem to be incorrect, specifically where it states “section 708g”. Brian stated that there is no such section. Mr. Zerby stated that he knows of another section that he needs to fix as well that deals with the EIA report and stated he will check and make sure they are all correct.

#20190009 – Paradigm Architecture Proposed Lot B – Conditional Use

The applicant is requesting conditional use approval for the purpose of constructing an 11,800 square foot building for a regional commercial center. The property is located at Allen Road and Dennison Circle.

Prior to this application, the applicants obtained variances from the following provisions of the zoning ordinance as they relate to the overall project including Lot B on which the commercial center is to be located:

1. Section 1303 (3) (a) (iii) – Front yard setback of 50 feet from street right-of-way, requesting as little as 35 feet.
2. Section 1625 (6) – Hotel parking setback of 50 feet – requesting less than 50 feet.
3. Section 1303 (4) (b) – 60% maximum impervious coverage- requesting as much as 66 %.
4. Section 1610 (3) – Driveway access separation of 300 feet from interchange- requesting as little as 119 feet.
5. Section 1610 (4) – Setback of 200 feet from interchange/no activity zone of 75 feet – requesting less than 200 feet and 75 feet respectively.

The Conditional Use discussion was covered during the sketch plan presentation. Troy asked if there were sufficient modifications to the Conditional Use and asked the Planning Commission if they need to see it again. Tim Duerr stated that until the hearing is scheduled, there will be another Planning Commission meeting because of the advertisement requirement. Bryan Salzman stated that based on that, the Planning Commission is going to have an opportunity to review whatever is revised if a new application is submitted. There is another Planning Commission meeting before the hearing; therefore, there will be an opportunity to make a recommendation based on that. A representative from McNees for the project stated that there are sections (1612 (2) & 1612 (5)) that relate to traffic circulation and comments on shifting the location on the access points. He informed the Planning Commission that there will be a revision. He stated that they will be in touch with Brian O’Neill and Tim Duerr regarding the location of the access drive and suspects that the plan will be resubmitted. Next month, they will be back with a new site plan, and hope to discuss traffic circulation and work out where the second access will be on Denison Circle. Bryan Salzman asked the applicant if based on tonight’s discussion, that the plan be tabled. Brian Engle added that this project is a good use for the property.

**Tony Gonzalez showed up late around 6:37 p.m.*

Brian Engle made a motion to table the plan based on the comments provided, Tom seconded, and the vote in favor was unanimous.

This plan was tabled.

ADJOURNMENT:

The meeting adjourned at 6:40 p.m.

SOUTH MIDDLETON TOWNSHIP

WITNESS:

PLANNING COMMISSION CHAIRMAN:
