

MINUTES
SOUTH MIDDLETON TOWNSHIP PLANNING COMMISSION
March 16, 2021

PRESENT: TROY TRUAX (absent), TONY GONZALEZ, BARB WILSON, BRIAN ENGLE, TIM BERNDT – PLANNING COMMISSION, Bryan Salzmann – Solicitor, Tim Duerr – Zoning Officer, Natalie Frye – Recording Secretary, Brian O’Neill – Engineer, Jerry Cohick, Sue Cohick, Michael Wadel, and Bill Kick.

NOTE: This meeting was simulcasted via Zoom. Those observing the meeting from the public remotely will not be included in the Minutes unless they made a comment during the meeting.

PLEDGE OF ALLEGIANCE:

Chairman Gonzalez led the audience in the pledge of allegiance.

MINUTES: 02/16/21

Tim Berndt made a motion to approve the minutes. Barb seconded & 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 is proposing 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. The property is located on Walnut Bottom Road, Carlisle (RM District).

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.

#20200007 – FRANCIS & KAREN CIAPANNA – Final Minor Subdivision Plan

The applicants are proposing a subdivision of a 70.74 acre property into 3 building lots. The property is located at 169 Old Town Road, Gardners (WC District).

As part of the application, the following modifications of requirements were requested:

- o Article X – Stormwater Management (deferral)

This plan was tabled.

#20200008 – JEFFERSON COURT II – Final Subdivision & Land Development Plan

The applicant is proposing Phase I of the Jefferson Court II development which consists of 13 single family detached building lots and a residual lot. The property is located on Petersburg Road, Carlisle (RL District).

This plan was tabled.

#20200020 – GEORGETOWNE – Conditional Use

The applicant is requesting a conditional use to construct a 206 lot Single Family Detached Dwelling Subdivision. The conditional use is for the development exceeding 25 total units/dwellings thus a large scale development and for the use of 3 transferable development credits/rights from the AC district. The property is located on E. Springville Road & S. Ridge Road, Boiling Springs (RM District).

This plan was tabled.

#20200021 – GEORGETOWNE – Preliminary Subdivision & Land Development Plan

The applicant is proposing a 206 lot single family detached dwelling subdivision through the use of Transferable Development Rights. The property is located on E. Springville Road and S. Ridge Road, Boiling Springs (RM District).

This plan was tabled.

#20200026 – DAVID & CAROL ADAMS – Final Subdivision Plan

The applicant is proposing to subdivide one single family residential lot. The property is located at 41 Fairfield Street (RH District).

This plan was tabled.

#20200035 – CUMBERLAND CROSSING COTTAGES EXPANSION – Final Minor Subdivision & Land Development Plan

The applicant is proposing to add ten (10) new single family detached dwelling units with private 2-car garages and driveways to the existing Cumberland Crossings Senior Living campus. The property is located at 1 Longsdorf Way, Carlisle (RH District).

As part of the application, the following modifications of requirements were requested:

- o Section 305 – Preliminary Plan

This plan was tabled.

#20200038 – CUMBERLAND CROSSING APARTMENTS – Conditional Use

The applicant is requesting a conditional use approval to construct a 108 unit apartment complex for independent living accommodations on the site of an existing Life Care Community. The property is located at 1 Longsdorf Way, Carlisle (RH District).

Bill Kick, HRG, was present to discuss the plan. He mentioned the applicants have recently received conditional use approval for the cottages expansion on this lot, which is the first phase of this project. Mr. Kick stated they are waiting for NPDES approval. Once approval has been granted, the applicants will be able to present the land development plan for the cottages. Mr. Kick mentioned once the land development plan is recorded for the cottages it will show the lot consolidation plan which was a condition on the conditional use decision.

Mr. Kick stated this conditional use approval is for the 106 independent living apartments to be constructed in two phases. He mentioned the applicants have received approval from the Zoning Hearing Board. Mr. Kick explained the variance request is to extend the building height of the apartments to 58.75ft from the maximum allowable height of 40ft and the special exception request is to reduce the parking required from 515 to 494 with area set aside for 44 future spaces. He mentioned the plan has been reviewed by the Fire Marshal and all concerns had been addressed to ensure a safe path for fire apparatus.

Mr. Kick referred to sheet 3 of the plan referencing the lines of sight. He explained the proposed screening for each area. Mr. Kick stated that the third line of sight being proposed will have 50ft vegetation screening which will be above the proposed building. He mentioned there will be screening on all lines of sight except for line of sight 5 because there of the existing buildings which will block the proposed units. Mr. Kick also mentioned the surrounding area is all residential and the new apartments will be aesthetically pleasing so there would not be a hardship. Brian Engle asked if the line of sight was required for the conditional use. Mr. Kick responded it is not required at this stage but they did show this at the Zoning Hearing Board and wanted to give the Planning Commission an idea of what will be proposed to help make a more informative recommendation. Brian Engle asked if the Planning Commission could have a say in what the screening could look like. Brian O'Neill stated they are currently showing 15 feet of berm but there are no details along with that. Brian Engle mentioned the current residents there may not want the screening right up against the property lines. Tim Duerr stated the Ordinance does require screening because it is a multifamily use. Mr. Kick stated they can illustrate what is being proposed.

Mr. Kick referred to the rendering photos. He mentioned phase 1 will consist of the cottages and the apartments will be split into two phases. Mr. Kick mentioned the apartment complexes will be built at the lowest elevation on the site which keeps the height of the proposed buildings similar to the existing buildings. He mentioned there is very little difference at the roof height from what is currently there and what is being proposed.

Mr. Kick referenced the March 12, 2021 plan review memo from staff. He explained the reasoning for the special exception request. Mr. Kick mentioned the residents living in these apartments will be elders who are currently living alone and want to live in a complex that provides necessary amenities on site. He mentioned roughly 35% of residents will own a vehicle. Tim Berndt asked about how the applicant has accommodated for visitors. Mr. Kick replied the applicant is providing 1.5 spaces per unit which is more than the parking generation manual

requires. He also mentioned they have allowed for overflow parking if needed. Mr. Kick stated there may be parking concerns during the holidays which then the applicant will pave an overflow parking lot, if they find there are not enough spaces provided. Barb asked how many bedrooms were in each unit. Mr. Kick was unsure if they were all one or two bedroom apartments. Tim Berndt asked if there will only be one resident in each apartment. Mr. Kick replied that is typically correct. Brian Engle asked if staff was okay with the location of the overflow parking. Tim Duerr replied yes as they look at the entire site for parking, not just this phase. Mr. Kick explained the Ordinance allows for a maximum distance the parking is allowed to be from the principle use. He stated the special exception allows for the applicant is exceed that distance. Mr. Kick stated the parking near the buildings will be for the residents first and overflow would be for visitors. Barb asked if there are assigned parking spaces. Mr. Kick was unsure. Barb replied there is nothing stopping visitors from using the parking spaces closer to the building. Mr. Kick stated the applicant has exceeded the required parking. Brian Engle then asked for clarification on the special exception. Mr. Kick stated the applicant received a special exception from the Zoning Ordinance to reduce the number of parking spaces required from 2 spaces. He mentioned after the special exception was approved, the applicant used the parking generation manual to determine the number of parking spaces needed. Tony suggested posting signage for visitor and resident parking. Mr. Kick agreed. Brian Engle clarified that the overflow parking would be built at a later date to which Mr. Kick agreed. Brian Engle stated any concerns for the parking should be directed to the apartment complex manager as these streets are private.

Tim Berndt asked if the community building was near the apartment complex facility. Tim Duerr replied the community building is existing but may be moved. Barb asked about a phasing schedule. Tim Duerr stated if all improvements are made, the applicant would not need a phasing schedule. Brian O'Neill stated all the work is internal and a phasing schedule would be only for the applicant's reference. He explained the reasoning for a phasing schedule is for residential development to protect the applicant from any future Ordinance changes and the Township from development construction dragging on. Brian O'Neill did not see a need for a phasing schedule and the applicant is needs to obtain approval from Department of Environmental Protection. Mr. Kick stated they could provide a phasing schedule, if required. Brian O'Neill stated that the applicant will need to submit a land development plan for each phase so they will have to comply with the Ordinances that are effective at the time of submission. Tim Duerr mentioned a grading plan would be beneficial to effectively show the severity of the slopes. Mr. Kick replied they will provide a grading plan.

Tim Berndt liked that there are now two points of access for fire apparatus instead of one. Tim Duerr stated that is one concern the Fire Marshal reviewed. He also mentioned there is more of an exposure issue with the building rather than height. Mr. Kick mentioned connectivity is important and a result of that is all the amenities are connected by breezeways.

Mr. Kick stated the applicant is awaiting approval from the Federal Aviation Administration. Tim Duerr added that approval should not be an issued as the location of the apartments is a safe distance from the airport.

Mr. Kick referred to the trip generation comment on the plan review memo. The comment mentioned the trip generation analysis only included the proposed facilities and did not include the existing. The analysis also includes a future phase beyond this one. Mr. Kick stated there is an additional phase proposed to construct various housing types. He mentioned that is still being discussed and will be developed in the future. Mr. Kick explained that if the applicant does

proceed with the future development, they will submit another trip generation assessment. He stated the applicant is requesting a waiver to submit the Traffic Impact Study as the analysis showed there would not be more than 100 trips during peak hours and less than 3,000 trips per day. Mr. Kick stated the trip generation for this magnitude does not warrant any off sight improvements. Brian Engle was not in favor of the waiver request. He mentioned he would like to see the entire development studied instead of the proposed phases. Brian Engle stated there are more facilities and staff on site than a typical multifamily housing development. He also mentioned other developments constructed off site improvements even if they were considered low impact. Brian O'Neill gave a few examples. He mentioned the Summerbridge Development installed the signal at Marsh Drive and Holly Pike, Saint Patrick's Church and Church of God paved Marsh Drive, and Brad Wenger installed the signal at Wenger Court and Walnut Bottom Road. Brian O'Neill suggested the applicant add a turning lane at the intersection of Eastgate Drive and Walnut Bottom Road. Brian Engle asked if the roadway was wide enough. Brian O'Neill replied there is a 40ft width which is more than would be needed. He added the center line would need to be moved and traffic signal permit will need to be revised. Brian Engle added that the impact on the roadway is a lot less when looking at a small portion of the campus. However, over time the campus has grown larger and made a bigger impact. Mr. Kick stated the housing market is at a high demand with low supply and believes it to be the same in the senior living market. He stated that if this trend stays the same, then the applicant will decide to development the land for single family dwelling within the coming years. Mr. Kick mentioned the applicant would need to conduct a Traffic Impact Study and would consider the phases being proposed now. He stated if the applicant decides to develop the property ten years from now, they will need to re-evaluate as certain improvements could have been made within that time frame. Mr. Kick agreed the turning lane is a valid comment. Brian Engle asked if there was a Traffic Impact Study done on the entire campus. Mr. Kick replied no. Barb added that certain amenities on the campus will attract outside visitation and add to the traffic. Brian Engle also added that although certain improvements are private, the traffic will have an impact on the surrounding area. Brian O'Neill stated that staff, at a minimum, would like the applicant look at adding a turning lane at the intersection of Eastgate Drive and Walnut Bottom Road. Tim Berndt mentioned it was ideal since the Eastgate Drive is already wide enough. Brian O'Neill mentioned a warrant analysis would need done at that intersection to see if a protected left turn phase is needed. Tim Berndt asked if the traffic coming out of the campus was directed towards Walnut Bottom Road or Holly Pike. He explained there may be potential for improvements at the intersection of Marsh Drive and Holly Pike, if it was deemed appropriate. Mr. Kick stated that would be determined in the scoping and can certainly look at existing problems. Brian O'Neill responded to Tim Berndt stating that if he had to guess, roughly 60% of the traffic is to Holly Pike and 40% is to Walnut Bottom Road.

Brian Engle asked what is needed to be addressed with the Conditional Use application. Brian O'Neill responded that one of the Conditional Use requirements is to address traffic. Brian Engle asked if the applicant would need to do a study during the conditional use, to which Brian O'Neill responded it depends. Tim Duerr stated larger developments need to conduct a Traffic Impact Study to address this requirement. Brian O'Neill added the warehouses submitted Traffic Impact Studies with the Conditional Use. Brian Engle asked if a Traffic Impact Study should be submitted with this application. Brian O'Neill stated that if the Planning Commission would like to see a study done at both, Eastgate Drive & Walnut Bottom Road and Holly Pike & Marsh Drive, a Traffic Impact Study should be added as a condition. However, the Planning

Commission could also decide to skip the study for all intersections and add the turning lane at Eastgate Drive & Walnut Bottom Road as a condition. Mr. Kick stated that the overall Traffic Impact Study will show the contribution from the campus will be negligible or the Planning Commission can add a study for the turning lane at Eastgate Drive and Walnut Bottom Road as a condition. He added that if the Commission believes this is what is needed, then it is an appropriate time for this feedback. Tony added the turning lane warrant analysis, revising the traffic signal plan, and constructing the turn lane.

Brian O’Neill stated more detail is needed for the screening buffers. Brian Engle stated pictures would be valuable especially where the applicant will be keeping the existing vegetation. He suggested maintenance requirements should be needed for the existing vegetation as well as the proposed. Mr. Kick asked for clarification that the screening should be 15ft high at the time of planting and a grievance in place for the maintenance of the vegetation. Tim Duerr stated the applicant needs to show how the property will be screened. Brian Engle stated he prefers the screening to be setback from the property line. Mr. Kick mentioned due to the 100ft buffer, there should be room to add the screening behind the property line. Tony quickly mentioned a grading plan should be submitted. Tim Duerr added approval is also needed from the Bureau of Aviation.

Brian Engle recommend approval of Cumberland Crossing Apartments Conditional Use subject to the comment letter and discussion. Tony seconded & the vote in favor was 4-0.

#20210001 – STARBUCKS – Final Minor Land Development

The applicant is proposing to construct a 2,148 square foot Starbucks with a drive-through and associated improvements. The property is located at 950 Walnut Bottom Road, Carlisle (TC District).

As part of the application, the following modifications of requirements were requested:

- Section 706.f – Parking Islands

The following modifications to the requirements of the Town Center District have also been requested:

1. Ordinance 1503(3)(d)(1) – Allow the principal building to exceed the maximum front principal building setback of 20 feet.
2. Ordinance 1503(3)(d)(4) – Allow less than 80% of the building façade to be along the front setback line.
3. Ordinance 1503(3)(h) – Existing sidewalk along Walnut Bottom Road is not considered a pre-existing nonconformity, to have the existing sidewalk remain as is (±5 ft. width).
4. Ordinance 1504(2)(b) – Allow the proposed building to not be “grouped” along with adjacent buildings along Walnut Bottom Road.
5. Ordinance 1504(3)(c) – Allow for a portion to the surface parking area to be located in front of the proposed building without screening from Walnut Bottom Road.
6. Ordinance 1504(3)(d) – Allow for parking located on street corners as shown on the plan.
7. Ordinance 1504(6)(c) – Allow the building to not be “along” a public street.
8. Ordinance 1504(12) – Allow outdoor trash receptacles to be located in a screened location in front of the building as shown on the plan.

This plan was tabled.

#20210002 - SMITH FARM, LLC – Preliminary/Final Subdivision & Land Development

The applicant is proposing to subdivide the existing property into 8 lots (6 lots for future development and 2 open space lots) and construct the shared road network and utility mains for future connections to each. The property is located near South Spring Garden Street, Carlisle (SC District).

As part of the application, the following modifications of requirements were requested:

- Section 501 – Preliminary Plan
- Section 1010.D – Time of Concentration for Storm Sewers
- Section 1010.J – Minimum Channel & Pipe Velocities and Slopes
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This plan was tabled.

#20210003 – 28 WESTMINSTER DRIVE – Final Minor Land Development

The applicant is proposing to construct an office building, equipment storage/garage, and a salt storage building. The applicant has received a variance approval from the Zoning Hearing Board and conditional use approval. The property is located at 28 Westminster Drive, Carlisle (C2 District).

As part of the application, the following modifications of requirements were requested:

- Section 501 – Preliminary Plan
- Section 502 g. – EIA Report
- Section 1010 A. – Emergency Spillway
- Section 1010 B. – One foot of freeboard between 100-yr water surface elevation and emergency spillway

The rationale behind not providing an emergency spillway and freeboard is unclear. The elevation of the adjacent properties draining to this site are 520-530. It's unclear how providing an emergency spillway and freeboard will affect these properties via backwater with a water surface elevation around 510.

This plan was tabled.

#20210007 – DALE TAYLOR LOT ALTERATION – FINAL SUBDIVISION

The applicant is proposing to subdivide Lot 1A from Lot 2. Lot 1A is to be conveyed as a lot addition to Lot 1. No earthmoving or construction is proposed by this plan and the total number of lots as well as the purpose of those lots will remain the same. The property is located at 19 Wood Lane, Carlisle (SC District).

Michael Wadel, Diffenbaugh Wadel, was present to discuss the plan. He explained there are small encroachments on the lot lines between these two properties and this plan is to alter the lines so both properties are conforming. Brian O'Neill asked Mr. Wadel if he had seen the Cumberland County Planning Comments to which he replied no and asked if there were any substantive comments. Brian O'Neill replied no, but there was a comment referring to the Bilco doors being located on Middleton Avenue. However, Brian O'Neill did not see anything that could be done about it. Barb asked for

clarification. Brian O’Neill explained the Bilco doors are located in the right-of-way on Middleton Avenue but the road is not dedicated to the Township. Barb mentioned the location of the shed was on the adjoining property. Mr. Wadel replied with the lot line alteration, they would correct the situation. Tim Duerr stated the properties are currently non-conforming and this plan is to improve the situation.

Brian Engle made a motion to recommend approval of Dale Taylor Lot Alteration Final Subdivision plan subject to staff comments. Barb seconded & the vote in favor was 4-0

ADJOURNMENT:

The meeting adjourned at 6:58p.m.

SOUTH MIDDLETON TOWNSHIP

WITNESS:

PLANNING COMMISSION CHAIRMAN:
