

MINUTES
SOUTH MIDDLETON TOWNSHIP PLANNING COMMISSION
May 25, 2021

PRESENT: TROY TRUAX, TONY GONZALEZ, BARB WILSON, BRIAN ENGLE, TIM BERNDT – PLANNING COMMISSION, Bryan Salzman – Solicitor, Tim Duerr – Zoning Officer, Natalie Frye – Recording Secretary, Brian O’Neill – Engineer, Kyle Cillespie, Ed Van Arsdale, Martin Simek, Harry Patel, Chris Hinkle, Carl Bert, Pat Higgin, Dave Irvin, Bill Kick, Marie Tanger, Ron Tanger, Mike Meredith, & Mike Wadel.

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: 04/20/21

Tim Berndt made a motion to approve the minutes. Troy seconded & the vote in favor was 5-0.

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.

#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).

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

- Section 601 b. – Final Plan to conform to Preliminary Plan in all aspects
- Section 602 g. (6) – Landscape Architect Certification on Landscape Plan

No representative was available to attend the meeting. Brian O’Neill gave an overview of the plan. He mentioned the plan is to construct single family dwellings in the low density residential zone. Brian O’Neill stated this plan previously received preliminary and conditional use approval with the Morgan’s Crossing application. He mentioned the comments on the plan review memo from May 14 are minor administrative comments and can still be passed forward to the Board of Supervisors. Brian O’Neill added this development connects to the south of Morgan’s Crossing and the first phase is limited to 15 units as that is the maximum number of dwelling units that can be built on a cul-de-sac. Tim Berndt clarified that the application submitted stated there would be 13 dwellings. Brian O’Neill responded it is possible the applicant went below the maximum amount allowed and confirmed it was 13 dwellings.

Barb asked about the Section 601 b. modification request. Brian O’Neill stated the applicant changed the sewer line once they realized the original placement would be inefficient. He stated the sewer line will be added in the new phase. Barb asked if that was all that was changed to which Brian O’Neill responded yes. Brian Engle added they changed site elevations for cut and fill.

Tim Berndt asked about the contribution to the traffic impact which he mentioned will be used for a traffic signal at Petersburg Road & York Road. Brian O’Neill agreed. Tim Berndt also asked if the applicant would need to make another contribution with the second phase to which Brian O’Neill replied yes.

Tim Berndt referred to the note on the plan regarding the proximity to the quarry and asked if there should be a similar note on plans next to farmland. Brian O’Neill stated the note can be on each plan as a standard practice or case by case situation. He specifically mentioned the Laurel Forge plan had a note in the agreement of sale as a request from the owner of the farm adjacent to the development. Brian O’Neill added that it can be put on the land development plan but potential buyers rarely review the plan before purchasing a home. Tony asked if they should add that as a comment with the motion. Brian O’Neill added that it is not applicable in this case since no agricultural land is neighboring these properties.

Brian Engle made a motion to recommend approval of the modification of waivers. Barb seconded & the vote in favor was 5-0.

Troy made a motion to recommend approval of Jefferson Court II Final Subdivision & Land Development plan subject to staff comments and discussion. Barb seconded & the vote in favor was 5-0.

#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:

- Section 305 – Preliminary Plan
- Section 707 – Sidewalks along Marsh Drive
- Section 708 – Curbs & Gutters on Marsh Drive
- Section 1108 – Wellhead Protection Design requirements

The standard note about construction of the sidewalks and curbs & gutters within 6 months of notification is provided on the Note #3 on Sheet 7.

Bill Kick, HRG, was present to discuss the plan. He gave an overview of the plan and mentioned this was the next phase following the conditional use which has been approved. Mr. Kick stated the NPDES permit has been approved and the applicant is working to finalize the Developer's Agreement with the Municipal Authority. He referred to the administrative comments from the plan review memo dated May 14 and said the applicant complies and will make the revisions.

Troy asked about the waiver for the Wellhead Protection. Brian O'Neill explained that in the Wellhead Protection Requirement, if an existing use contemplates expansion, it is not the intent of the Ordinance to impose new requirements on the expansion as long as it does not acquire additional land. He added that this plan is proposing to add additional land to the parcel to extinguish the lot lines and suggested the applicant request a waiver to formalize the process. Brian Engle stated the Planning Commission suggested the lots should become one parcel to comply with zoning. Brian O'Neill agreed. Mr. Kick added that the waiver is to formally document the situation.

Troy asked about the emergency access off of Route 34. Tim Berndt added that it did not seem suited for fire apparatus. Tim Duerr mentioned the applicant will be upgrading the access to 20' wide and put in a proper base to handle an 80,000-pound vehicle. Tim Berndt asked if that would be sufficient for a ladder

truck as well. Mr. Kick replied the applicant has received PennDOT permit approval to upgrade the access. Tim Berndt referred to the discussion from the Cumberland Crossing Apartments Conditional Use and mentioned adding the fire lane helps give emergency services quicker access to the area. Mr. Kick stated that access will be guarded by a gate with a knock box. Tim Berndt asked where the access would connect with the current lot. Mr. Kick referred to the overall site plan and showed the Planning Commission the access off of Route 34. Tim Duerr read the note on the plan, stating the access is to be 20' wide with 8" of 2A coarse aggregate.

Brian Engle made a motion to recommend approval of the modification of requirements. Tony seconded & the vote in favor was 5-0.

Barb made a motion to recommend approval of Cumberland Crossing Cottages Expansion Final Minor Subdivision & Land Development plan subject staff comments and discussion. Tim Berndt seconded & the vote in favor was 5-0.

#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 Westminister 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

This plan was tabled.

#20210005 - IRON FORGE STORAGE – Conditional Use

The applicant is requesting conditional use approval to add 2 self-storage buildings to an existing mini/self-storage facility. The property is located at 6 Westminister Drive, Carlisle (C2 District).

Carl Bert, Carl Bert & Associates, was present to discuss the plan. Mr. Bert mentioned the project is almost complete and the applicant received conditional use approval for the previous additions. He

added this application is to add two additional storage buildings and does not have any issues with the comments from staff. Tim Duerr asked if they will be providing a scaled drawing before the public hearing. Mr. Bert replied yes. Brian Engle asked about the stormwater management plan issue. Mr. Bert replied there will be a land development plan submitted which will address the stormwater and erosion & sedimentation control. Brian O’Neill stated the applicant did provide information demonstrating that the existing basin can handle the storage units. He added a grading plan will need to be provided to show the runoff from the new buildings being directed to the ponds.

Tim Duerr asked the applicant about the width of the drive lane and if they would be able to meet that requirement. Brian Engle added that it is 26’ if the lane is single sided and 30’ if it is double sided. Mr. Bert stated he can move the building back in order to reach the 30’. Brian Engle mentioned he wants to be sure the design elements can be met before approving a conditional use. Troy asked which building could be moved. Tim Duerr & Mr. Bert both stated building I. Brian Engle asked for assurance that all the criteria can be met to which Mr. Bert replied yes.

Mr. Bert asked if any of the requirements are retroactive to what is already built. He added that the parking requirement could be an issue if it is retroactive. Tim Duerr asked where the parking would be provided for the new buildings. Mr. Bert stated they may need to remove a couple units in order to provide for the parking at the end. Tim Duerr added that there was parking in the front of the lot at one point before more storage units were added. Tony mentioned the plan does not show any existing parking. Tim Duerr agreed and said he would need to see the parking plan in order to verify compliance. Mr. Bert replied there is no parking out there now. Tim Duerr stated parking can be added in the front of the storage units as long as there is room for travel. Brian Engle asked if the parking width would need to be added with the lane width. He also added that since they are expanding the site, they should be able to show existing parking in addition to the proposed parking to meet the requirements as a whole. Mr. Bert asked if customers would be able to park within the 30’ area. Tim Duerr referred to the Zoning Ordinance which read “Parking shall be provided by parking/driving lanes adjacent to the building. These lanes should be 26’ when open to one side and 30’ when open to both sides”. He added that parking needs to be provided within the 26’ lane. Mr. Bert said they would be able to meet that requirement. Tony asked if it was just for self-storage use to which Mr. Bert replied yes.

Brian Engle mentioned that if the conditions cannot be met or shown to be met then the recommendation turns to a denial. The Planning Commission agreed. Tim Duerr added the revised plan should be submitted to the Township two weeks prior to the hearing.

Brian Engle made a motion to recommend approval of Iron Forge Storage Conditional Use subject to the staff comments and discussion which includes submitting an acceptable revised plan to scale per zoning comments and if not completed within a sufficient time frame the recommendation then reverts to a denial. Tony seconded & the vote in favor was 5-0.

#20210006 – CAMBRIA PLACE – Preliminary Subdivision & Land Development

The applicant is proposing to consolidate existing lots 1 and 1A, along Sprint Drive, owned by the United Telephone Company (one containing their old headquarters, the other undeveloped) into a 41.4 acre parcel to be developed according to the 1201 Walnut Bottom Road Master Plan. This plan only proposes the residential portion consisting of 60 townhomes, 7 apartment buildings containing 336 units, 5 10-unit detached garages, and a clubhouse. The property is located at 1201 Walnut Bottom Road, Carlisle (TC District).

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

Subdivision & Land Development Ordinance Modifications

- Section 703 v. 1 – Use of alleys
 - Section 703 w. – Use of private streets
 - Section 706 f. – Landscape Islands every 10 spaces
 - Section 707 - Sidewalks
 - Section 708 c. - Use of slant curbs
 - Section 1108 a. (11) – Use of stormwater retention facilities within Wellhead Protection Zone
- 3

Zoning Ordinance Modifications

- Section 1503(b) – Building Density and Dimensional Standards
- Section 1503(f-g) – Parking access, corner condition
- Section 1504(3) – Multimodal design
- Section 1504(9)(b)(1) – Bicycle parking – location

Kyle Cillespie, Berkentine Builders, and Ed Van Arsdale, Warehaus, were present to discuss the plan. Mr. Cillespie gave an overview of the plan. He mentioned the master plan and conditional use were approved for this project. Mr. Cillespie added that revisions to the plan have been made over the last few months. Tim Duerr stated the changes to the plan focused on the fire lanes and the addition of a few fire hydrants. Mr. Van Arsdale mentioned the total number of units remained the same but made accommodations for the fire lanes and shared parking requirements.

Brian O’Neill stated this is a preliminary plan which allows for outstanding substantive comments and the plan to move forward. Mr. Van Arsdale mentioned that two substantive comments have been resolved. He added the will serve letter from the Municipal Authority has been received as well as the comments from the LeTort Regional Authority. Brian Engle asked if they can make a recommendation for approval for the preliminary to which Tim Duerr replied yes.

Tim Duerr stated the Developer’s Agreement needs to be drafted and taken care of before approval of the preliminary plan. He added that Bryan Salzman is alright with the plan proceeding through the Planning Commission but would need to be addressed before the plan is presented to the Board of Supervisors. Mr. Cillespie understood and mentioned their attorney is currently working with Bryan Salzman on the agreement.

Troy asked about the Zoning Ordinance modifications. Tim Duerr stated the modifications are part of the Town Center District which allows for the Board of Supervisors to act upon the technical design criteria. Troy wanted clarification on the multimodal modification and bicycle parking modification. Mr. Van Arsdale stated the applicant would like to construct the sidewalks on Walnut Bottom Road & Sprint Drive during the commercial phase of the development. Troy expressed concern for possibly recommending approval of the preliminary plan for Cambria Place without seeing the commercial development. Brian O’Neill assured Troy that is the reasoning for the master plan. Tim Duerr added that it was no different than approving subdivision phases for residential developments. Brian Engle asked if this was consistent with the master plan to which Mr. Van Arsdale replied yes. Tim Duerr stated there were only minor revisions. Mr. Van Arsdale assured the Planning Commission the commercial phase will be consistent with the master plan but they are unsure of what businesses will be residing on the lot.

Tony asked to briefly go through the modification requests. Mr. Van Arsdale explained the alleys are to access the rear of the townhomes and are essentially considered driveways. Brian O’Neill stated that the

Subdivision & Land Development Ordinance was not revised to fit the Town Center District so some requirements may not fit the intent of the development. Tim Duerr added that it is not necessary to make these changes in the Subdivision & Land Development Ordinance as this development is not meant to be placed throughout the entire Township. Brian O’Neill mentioned the Subdivision & Land Development Ordinance does not allow for alleys and private streets in residential developments. Tim Duerr added that the Town Center District encourages alleys whereas the Subdivision & Land Development Ordinance does not. Mr. Van Arsdale stated that was shown on the master plan and forwarded his appreciation to Township staff for their help with this project.

Tim Duerr reminded the Planning Commission the master plan was not reviewed for compliance with the Ordinance. Troy asked if this process seemed to work. Brian O’Neill & Tim Duerr stated yes, the master plan was the best way to handle this project. Tim Duerr added that the technical reviewed showed that some buildings would not be able to meet the setback requirement as they are on a curve in the road. Tony asked if the inconsistencies with the Ordinance is what the Township is acceptable for in this development.

Tim Berndt asked if the applicant will be preserving an asphalt right-of-way up to the existing building while construction of the residential section is happening. Mr. Van Arsdale replied yes, it will be used for stockpile and storage area. Tim Berndt asked if they will still have access to the building in the event of an incident to which Mr. Van Arsdale answered yes. Tim Berndt asked if there was a paved access off of Walnut Bottom Road into the site. Mr. Van Arsdale said there is and will be maintained but it will not be used as a through drive to access Sprint Drive. Tim Berndt mentioned more drive access is better for fire apparatus. Mr. Van Arsdale stated there are currently three points of access to the site. Tim Duerr stated the waiver request had to do with the back access from the apartment to where the main entrances come in off of Walnut Bottom Road. Mr. Van Arsdale stated that road was originally a dead end and has since been opened to create another fire lane.

Troy mentioned he will recuse himself from acting on the plan.

Brian Engle made a motion to recommend approval of the modifications of requirement from the Subdivision & Land Development Ordinance. Barb seconded & the vote in favor was 4-0 (Troy abstained).

Brian Engle made a motion to recommend approval of the modification of requirements from the Zoning Ordinance. Barb seconded & the vote in favor was 4-0 (Troy abstained).

Tony made a motion to recommend approval of Cambria Place Preliminary Subdivision & Land Development Plan subject to discussion and staff comments. Tim Berndt seconded & the vote in favor was 4-0 (Troy abstained).

#20210008 – KARNs BUILDING ADDITION – Preliminary/Final Land Development

The applicant is requesting approval for a subdivision and land development plan to construct a 15,000 square foot building expansion to the original store and create a new commercial building lot for the construction of a retail building. The property is located at 411-413 Forge Road, Boiling Springs (C1 District).

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

- Section 501 – Preliminary Plan
- Section 707 – Sidewalks
- Section 708 – Curbs and Gutters

This plan was tabled.

#20210010 – BANNER OF TRUTH STORAGE FACILITY – Preliminary/Final Subdivision & Land Development

The applicant is proposing to construct a 25,000 square foot building for use as an online retail/storage and accompanying office. Additional project improvements include parking areas, landscaped areas, lighting, stormwater management, sewer main extension and other utility connections. The property is located at 610 Alexander Spring Road, Carlisle C1 District).

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

- Section 303a – Preliminary Plan (waiver)
- Section 711b(2)(g)(iii) – Street trees along existing street (modification)
- Section 711(2)(k)(iii) – Interior parking lot trees (modification)
- Section 716b(5)(c) – Access spacing for driveways along Rural Road (waiver)
- Section 1008 – Volume Control – Use managed release (modification)

The plan was tabled.

#20210011 – ZENITH APARTMENTS – Preliminary/Final Subdivision & Land Development

The applicant is requesting land development plan approval to construct 21 apartment buildings containing 250 apartment units. The project is part of a master plan approved by Conditional Use Decision. The property is located off of South Spring Garden Street, Carlisle (SC District).

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

- Section 501 – Preliminary Plan
- Section 711b(2)(h) – Maintain/replace existing trees
- Section 1010 J – Minimum channel slope on pervious surface (1% instead of 2%)

The plan was tabled.

#20210013 – SHREE HARI REAL ESTATE – Conditional Use

The applicant is requesting conditional use approval to operate a retail/convenience store. The property is located at 244 York Road, Carlisle (SC District).

Chris Hinkle, Burgert and Associates, was present to discuss the plan. Mr. Hinkle mentioned the conditional use hearing is tentatively scheduled for the June 24 Board of Supervisors meeting and described the plan. He stated the existing pumps and overhead canopy have already been removed from this site. Mr. Hinkle stated the applicant is planning to turn the existing building into a convenience store.

Mr. Hinkle referred to the plan review memo and addressed the comment regarding the frontage of the property. He thought it would be best to provide curbing and travel lanes and will revise the plan. Mr. Hinkle addressed the two zoning comments and mentioned a lighting plan will be provided and lines painted for the parking stalls. Tim Duerr added the painting of the parking spaces could be a condition of approval. Tony verified that the gas pumps and islands were removed. Tim Duerr confirmed Tony's statement.

Brian Engle asked if stormwater management is required to which Brian O'Neill replied no. Tim Duerr added that if lines cannot be painted, curb stops can be used instead. Brian O'Neill mentioned that the macadam between this property and 260 York Road can still be driven through and should have some

blockage. Mr. Hinkle mentioned they will add signage and a curb. Brian Engle asked if they will need to get highway occupancy approval. Mr. Hinkle stated the new curbs are outside of the right-of-way, so no permit is needed. Brian O'Neill added the applicant will want to try to eliminate traffic from driving through their property and vice versa. Tim Duerr stated that should be worked out between now and the public hearing. Troy suggested grass or some sort of barrier should be placed between the two properties. Brian Engle mentioned that people are accustomed to that area being open so curb stops may cause an accident. Tim Duerr stated the Planning Commission could make a condition on the application for the area to be replaced with grass.

Tim Berndt asked where the handicap parking spaces are located. Tim Duerr stated that can be handled during the building permit phase but as long as there is room for a handicap ramp, it should be compliant. Tony asked if there were any changes happening to the building. Mr. Hinkle stated the foundation will remain the same with the exception of renovations inside. Tim Berndt asked if staff felt comfortable with renovations to the inside of the building. Tim Duerr responded they will need to go through building permit approval. Troy asked if the current sign would need to go through modifications since the use of the building is changing to which Tim Duerr replied no, if they are replacing it in kind.

The Planning Commission reviewed the conditions attached with the application. Those conditions include delineate the parking spaces by paint lines or curb stops, grass between the properties and staff comments.

Troy asked about lighting along York Road and expressed concern for a possible accident on the curb as there are no street lights in the area. Tony asked if there is plans to have the lot lighted. Mr. Hinkle replied there will be wall attachments but that is it.

Troy made a motion to recommend approval of Shree Hari Real Estate Conditional Use subject to staff comments and discussion. Brian Engle seconded & the vote in favor was 5-0.

#20210014 – MBC CARLISLE LLC – Sketch Plan

The applicant is seeking input from the Township on the proposed development plan. The applicant desires to subdivide a single commercial lot from the southernmost corner of the property and to use Forge Road to access the new lot.

Mike Wadel, Diffenbaugh Wadel Inc., was present to discuss the plan. Mr. Wadel gave a brief description of the property. He mentioned the 15-acre property was previously owned by McCann School of Business but is now occupied by New Story School. Mr. Wadel stated the applicant is seeking input from the Planning Commission on the possible proposed subdivision of the property and corresponding waiver requests from the access spacing requirement. There is no construction proposed with this request. The applicant is just seeking to subdivide the land and sell it for commercial use.

Mr. Wadel mentioned the Ordinance requires access spacing of 585ft. He mentioned the access spacing requirements can be met on the east side of the road but not the west. Mr. Wadel mentioned staff suggested access through the existing parking lot. However, the applicant had two concerns. He mentioned the ground slopes significantly behind the existing building that would make it difficult to pass and traffic flow through the parking lot could cause a safety issue for pedestrians. Mr. Wadel also explained the second waiver request would be for the deferral of any road upgrades until the property is developed.

Troy asked about the driveway distance issue. Mr. Wadel replied the Ordinance requires driveways to be 585ft apart. He added there is an issue with the driveway across the street from the proposed driveway access. Brian Engle asked what type of businesses are permitted on this lot. Tim Duerr responded a

church, retail store, mini mart, commercial center, etc. could all be proposed in the Commercial District. Troy mentioned the Penn State Medical Center has the same issue with the driveway access spacing and asked how they were approved. Brian O’Neill stated they applicant must have asked for a waiver because they were construct a private street.

Brian Engle mentioned he was concerned about not knowing what will be constructed on this lot. He also suggested shifting the proposed property line down towards the Penn State Medical building to better align it with the right-of-way across the street. Mr. Wadel stated the applicants may be agreeable to that suggestion. Troy was concerned about pedestrians walking along the roadway and if sidewalks would be required to which Brian O’Neill replied yes. Brian Engle suggested sidewalks connectivity through the school property to connect to York Road. Troy asked if that would be a 5ft sidewalk to which Brian O’Neill replied yes.

Troy mentioned the possibility of sidewalks behind the townhomes on Fairview Street. Brian Engle mentioned it was worth looking at but was unsure if it could be a requirement to this project. Brian Engle asked if the applicant was looking for a formal recommendation. Mr. Wadel stated no, the applicant was looking for guidance.

Brian Engle asked if they were in agreement with adjusting the property line. Troy asked if they would still need a waiver request. Brian O’Neill stated yes. Troy added that adjusting the property line allows for a better alternative for the driveway.

ADJOURNMENT:

The meeting adjourned at 7:16 p.m.

SOUTH MIDDLETON TOWNSHIP

WITNESS:

PLANNING COMMISSION CHAIRMAN:
