

South Middleton Township

Serving our Community with Pride

July 14, 2023

Zenith Construction, Inc.
Attn: David Shaool
1730 Edgewood Hill Circle
Suite 101
Hagerstown, PA 21740

Re: **Smith Farm Lots 1 & 5**
Conditional Use/Master Plan
SMT Plan No. 20230015

Dear Applicant,

Enclosed are the Township's comments from the review for plan #20230015. The Project has been placed on the agenda of the Planning Commission for its July 18, 2023 meeting.

If you would like to display your presentation on the TV screens, please bring your own equipment and someone to run the presentation.

Should you have any questions, please contact me at the Township office.

Sincerely,



~~For~~ Timothy D. Duerr, AICP, BCO
Director of Community Development and Planning
Zoning Officer
South Middleton Township

Enclosures

Cc: Elliot Shibley, RLA – Integrated Development Partners (via email)
Brian O'Neill, P.E. – Township Engineer (via email)
Cory Adams – Township Manager (via email)
Bryan Salzman, Esq. (via email)
Plan File #20230015

South Middleton Township

520 Park Drive, Boiling Springs, PA 17007

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MEMORANDUM

DATE: 7/14/2023

TO: Planning Commission

FROM: Timothy Duerr, AICP, BCO, Director of Community Development and Planning/Zoning Officer, Brian O'Neill, Township Engineer

RE: #20230015 - SMITH FARM LOTS 1 & 5

PLAN TYPE: Conditional Use

Description:

The applicant is proposing a total of 96 apartment units on the two remaining building lots (1 & 5). This is a revision to the original master plan which proposed lot 1 as a medical clinic and Lot 5 as professional offices. The property is located on South Spring Garden Street, Carlisle (SC District).

Zoning Ordinance:

The following conditions should be considered for approval:

1. Conditional Use Decision Docket #20200023 - The conditions of the original master plan (conditional use) shall transfer and are applicable to the revised master plan.
2. Section 1400(5) - A specific note from comment #1 is the requirement that a PA DOT Form AV-57 pertaining to obstructions of airspace be submitted to the PA Bureau of Aviation for approval. The PA BOA has issued a "no objection" provided the FAA has no objection. An FAA response needs to be obtained prior to recording of any final subdivision or land development plan.
3. Section 904(1) - The South Middleton Township Municipal Authority has denied the will serve request due to inadequate sewer capacity for the project.

Subdivision & Land Development Ordinance:

There are no comments based on the information provided. However, additional comments may arise with any new documentation submitted.

Fire Code:

All comments have been addressed.

Post Approval Items:

None.