

# MECHANICSBURG PLANNING COMMISSION

## MEETING MINUTES – MARCH 12, 2008

### ATTENDANCE:

**Planning Commission Members:** Daryl Ackerman, Kathy Bernd, Kirk Corliss, Tim DeWire, Chris Knarr and Ed LeClear

**Absent:** Harry Baker

**Borough Council:** Jay Stoner arrived at 6:52 p.m.

**Borough Staff:** Steve Barber – Borough Engineer, Cliff Ressler - Codes and Zoning Officer and Trish Hammaker – Codes and Zoning Secretary

**Cumberland County Planning Commission:** Jim Bennett

**Applicants:** James Smith from Fischbach, Morgan and Associates and Donald Steele representing the Dugan Appraisal Services Plan

**Press:** None

**Others:** Rick Castranio of Alpha Consulting Engineers and Alex Eckman of the Dillsburg Banner

**Work Session:** March 25, 2008 @ 6:30 p.m.

**Next Meeting:** April 9, 2008 @ 6:30 p.m.

### ROLL CALL:

Chairman Corliss called the meeting to order at 6:32 p.m. Attendance was taken and a quorum was present.

### APPROVAL OF MINUTES:

- 1. January 9, 2008 – Regular Meeting.** Knarr moved to approve the minutes as presented. Ackerman seconded the motion which passed with all in favor. DeWire abstained from the vote as he was absent from this meeting.
- 2. January 30, 2008 - Work Session.** Ackerman moved to approve the minutes as presented. Knarr seconded the motion which passed with all in favor. DeWire abstained from the vote as he was absent from this meeting.
- 3. February 26, 2008 – Work Session.** Secretary Bernd moved to approve the minutes as presented. DeWire seconded the motion which passed with all in favor. Ackerman, Knarr and LeClear abstained as they were not present at this meeting.

### CORRESPONDENCE/UPDATES:

- 1. E-Update – Pennsylvania Downtown Center.**
  - a. 01-25-08.** Included in member packets.
  - b. 02-15-08.** Included in member packets.
  - c. 02-22-08.** Included in member packets.
- 2. Municipal Notification – Pennington Phase I – Upper Allen Township.** Chairman Corliss advised that this development was on to the other side of Kimberly Acres near Lisburn Road. He added that he felt that there would be no adverse impact on the Borough. No other members had comments on this item.
- 3. Cumberland County Municipal Advisory Board Meeting Rescheduled – Memo.** Included in member packets.
- 4. Downtown Research and Marketing Plans – Cumberland County.** Knarr advised that requests for qualifications were sent out to about 70 firms and kick off should start the beginning of summer.
- 5. Walter Kulash on New Urbanist Traffic Engineering.** Chairman Corliss asked if anyone had checked into this, and no one had.
- 6. The Vantage Point - Smart Growth – Pa Chapter of the American Planning Association.** Included in member packets.
- 7. Pennsylvania Downtown center – 2008 “Townie Award.”** Included in member packets.
- 8. Pennsylvania Planning Association – Professional Development Series – the Inside Scoop on the New Pennsylvania Standards for Residential Site Development.** Included in member packets.

**9. Mechanicsburg Borough Comprehensive Plan Implementation Session Report of Results.**  
Chairman Corliss advised that this item would be addressed under old business.

**PLANS:**

- 1. Preliminary/Final Land Development Plan – Dugan Appraisal Services (Steele) – 22 South Market Street – Demo Existing Storage Building and Three Bay Garage and Erect a One Bedroom Apartment with a Two Car Garage and Stone Parking Area.** Jim Smith of Fischbach, Morgan and Associates and Don Steele the applicant were present to represent this application.

Mr. Smith advised that this project is located to the rear of the property located at 22 South Market Street and involved the removal of the existing storage area and block garage in order to erect a two story building which will include storage facilities and an apartment with parking between the buildings.

Mr. Smith addressed the Engineers comments from his memo dated March 11, 2008.

**Zoning #1:** Mr. Smith stated that the plan provided for adequate parking. Engineer Barber advised that this comment was based on a note from a previous plan submission and withdrew the comment. Ackerman asked Engineer Barber to verify that the applicant has met the parking requirements. Engineer Barber advised that he has because this is an existing nonconformity.

**Waivers:** Mr. Smith discussed the waivers as follows:

- #1:** Smith advised that this is a typical preliminary plan waiver request.
- #2:** Smith stated that the lot is flat, and felt that providing contours was not necessary.
- #3:** Smith advised that the parking area is crushed stone and felt this was a reasonable waiver request.
- #4:** Smith advised that since the disturbance was less than 5,000 square feet, he was not required to submit an Erosion and Sediment Plan.
- #5:** Smith advised that this is a typical plan scale waiver request.
- #6:** Smith advised that there was no room to provide the required green space, but noted that green space was being added to the degree that the property would allow.
- #7:** Smith advised that there is not a suitable location on the lot to add shade trees.

Knarr referred to note #2 on the plan and stated that the language should be changed to say that the Historic Architectural Review Board (HARB) recommended approval of a Certificate of Appropriateness (COA) for the demolition and Council approved the COA as the HARB is only a recommending body. Mr. Smith advised that he would make that change.

Engineer Barber asked for the status of the utility pole relocation. Mr. Smith advised that PPL has already granted approval, but he has not heard back from Verizon and Comcast. Engineer Barber advised that until approval is given by Verizon and Comcast, the comment stands.

Secretary Bernd asked if the new building would be on the same footprint as the garage which would be demolished. Mr. Smith advised that it would be the same basic footprint, except for one small projection..

Jim Bennett from the Cumberland County Planning Office advised that the signature block for the County needed to be changed. He stated that it should say Director of Planning instead of Secretary. Mr. Smith advised that he would make that change.

Ackerman asked if the applicant had sufficiently addressed the Engineer's comment from his memo dated February 8, 2008 regarding stormwater. Engineer Barber advised that a stormwater condition report was submitted and it is sufficient.

Chairman Corliss asked for a motion on the requested waivers. Knarr moved to recommend that Council approve the seven waivers as requested by the applicant. DeWire seconded the motion which passed with all in favor.

Chairman Corliss asked if anyone was ready to make a motion on the plan. DeWire moved to recommend that Council approve the plan with the following conditions:

1. The waivers be corrected on the plan.

2. The signature block for the County be change Secretary to Director of Planning.
3. All outstanding comments from the Borough Engineer's memo dated March 11, 2008 be addressed.

Knarr seconded the motion which passed with all in favor.

Mr. Steele asked for clarification on the next step in the process. Barber advised that this plan needs to go before Council for approval, the applicant must apply for a Certificate of Appropriateness from the Historic Architectural for the façade of the proposed new building, and these things need to be done prior to the issuance of any permits by the Zoning/Building Officer.

LeClear questioned if the HARB approval should be done prior to approval of the Land Development Plan. Barber advised that he does not believe that we can hold up the Land Development plan for HARB approval, but suggested that this question be addressed by the Borough Solicitor.

### **NEW BUSINESS:**

1. **Memorial Park Football Field – Field Turf – Alpha Consulting Engineers, Inc.** Rick Castranio was present to discuss this item. He advised that the Mechanicsburg Wildcat Foundation has been working on this for a few years.

Mr. Castranio acknowledged that the major issue with the installation of the artificial turf was drainage and that the plan supplied to the Commission allows for drainage. Chairman Corliss asked if he had received a copy of the Borough Engineer's memo to Council dated March 11, 2008 concerning potential for sinkholes beneath the turf if a permeable liner is installed. Mr. Castranio advised that he had.

Engineer Barber stated that Hershey had a big sinkhole problem beneath turf installed with a permeable liner, and in addition to closing the sinkhole, they had to replace the turf.

Mr. Castranio stated that he is willing do whatever the Borough Engineer deems necessary as this property is actually owned by the Borough. He added that the last thing they want to happen is to install the artificial turf and have a sinkhole open it up and cost the Foundation more money to fix the issue.

Engineer Barber stated that in lieu of having a permeable area, utilization of an impermeable liner to make all the stormwater flow to the drains and the ponding area may be a suitable solution. Chairman Corliss noted this would most likely require the drains to be enlarged. Engineer Barber agreed. Mr. Castranio stated that he would be willing to do that.

Chairman Corliss asked if anyone was aware of any sinkholes in this area. No one was. Mr. Castranio stated that it is his intention to work with the Borough Engineer to make sure this project is done correctly due to the risks involved.

Chairman Corliss asked if the removed topsoil would be stored on the property or removed. Mr. Castranio advised that it would be removed as there would not be a use for it on site. He stated he was working with the Borough Manager to determine a suitable disposal site(s).

Ackerman asked if the detention pond was sufficient to perform for the proposed changes. Engineer Barber advised that it would have to be enlarged and the Foundation Consultant would have to determine if there is sufficient space..

Mr. Castranio asked that this item be removed from the March 18<sup>th</sup> Council agenda in order to allow the applicant time to address the issues raised this evening and come back to the Planning Commission with more information and revisions. Ms. Hammaker will inform Manager Stough.

2. **April Work Session Date.** Ms. Hammaker advised that a Council meeting would be held the same date as the April Work Session due to elections. She added that the following were options: The Commission could change the date of the meeting, hold the meeting in the second floor meeting room, or cancel the meeting. Chairman Corliss advised that the meeting could be held upstairs and the decision to cancel could be made at a later time if there was nothing to be discussed.

**OLD BUSINESS:**

- 1. Hess Farm Development Update.** Chairman Corliss advised in accordance with statements made at the February Work Session by the developer, the Borough should be receiving soon from Carlino Development Group a letter withdrawing their waiver request related to road configuration design. Ressler advised that this has not been received yet. Engineer Barber stated that he had not seen it either.
- 2. Action Plan Follow Up.** Chairman Corliss noted that a copy of the Implementation Report of Results as prepared by the consultant was included in this evening's packet. He added that a meeting would be held on Wednesday, March 19<sup>th</sup> here at the Borough Office. He noted that the consultant, himself, the Borough Manager and Councilwoman Humes would be attending this meeting and they would be discussing recommendations from the consultant regarding how to proceed. LeClear will be out of town, but will talk to the consultant before and after the meeting. Chairman Corliss added that the consensus is to move forward quickly to keep the momentum going.

LeClear stated that he would be facilitating a joint meeting between the Shade Tree Commission and the Environmental Advisory Council tomorrow, here at the Borough Office at 7:00 p.m.

- 3. Zoning Ordinance Revisions.** Knarr discussed some of the outstanding issues from the last meeting with Environmental Planning and Design (EPD). He added that at the March 25 Work Session, EPD will be discussing parking and boundaries. A brief discussion of boundary issues and RL lot size followed. Chairman Corliss stated that signage should also be discussed. Knarr will contact A.J. at EPD regarding these items.

**ANY OTHER BUSINESS:**

Chairman Corliss asked Mr. Ressler if the pole at the corner of York and Simpson Streets is being moved, as he noticed activity at this location. Ressler advised that the pole is located at its redesigned location. He further indicated the sidewalk constructed last year is also in the correct location. The curbing still has to be relocated by the Borough. The current activity at the lot pertained to construction of a concrete pad for two benches and a trash receptacle.

LeClear asked the status of the illegally erected sign at the Gingerbread Man on Main Street. Mr. Ressler advised that this sign was erected without HARB approval and violated the size portion of the Zoning Ordinance. He added that it was the intention of the owner to apply for a variance and/or text change. He added that he has already spoken with attorney Hubert Gilroy, who represents the applicant, and they are working on this right now. When a hearing date is set, Ressler will notify the Planning Commission members.

**ADJOURNMENT:**

At 7:44p.m., Bernd moved, Knarr seconded, to adjourn the meeting. The motion carried.