

MECHANICSBURG PLANNING COMMISSION

MEETING MINUTES – MAY 14, 2008

ATTENDANCE:

Planning Commission Members: Harry Baker, Kathy Bernd, Tim DeWire (arrived @ 6:40 p.m.), Chris Knarr and Ed LeClear

Absent: Daryl Ackerman and Kirk Corliss

Borough Council: None

Borough Staff: Cliff Ressler - Codes and Zoning Officer and Trish Hammaker – Codes and Zoning Secretary

Cumberland County Planning Commission: None

Applicants: None

Press: None

Others: None

Work Session: May 27, 2008 @ 6:30 p.m.

Next Meeting: June 11, 2008 @ 6:30 p.m.

ROLL CALL:

Vice Chair LeClear called the meeting to order at 6:34 p.m. Attendance was taken and a quorum was present.

APPROVAL OF MINUTES:

1. **April 9, 2008 – Regular Meeting.** Knarr moved to approve the minutes as presented. Bernd seconded the motion which passed with all in favor.
2. **April 22, 2008 - Work Session.** These minutes were tabled as Mr. Knarr was unable to get his notes completed prior to this meeting.

CORRESPONDENCE/UPDATES:

1. **E-Update – Pennsylvania Downtown Center.**
 - a. **04-11-08.** Included in member packets.
 - b. **04-22-08.** Included in member packets.
2. **2008 PPA Awards – Call for Nominations.** Vice Chair LeClear advised that the deadline is in June and that there is an opportunity for an application if any of the members have a chance to take on the project. No one volunteered as most of the members as busy with the Zoning Ordinance Update and other responsibilities.
3. **Municipal Notification – Hampden Township – Trindle Spring Heights – Phase 2.** The members had no comments regarding this notification.
4. **Radnor Township Comp Plan Implementation Committee - Link.** Mr. Knarr advised that he provided this for information purposes.

PLANS:

There were no plans on the agenda.

NEW BUSINESS:

There was no new business to be discussed.

OLD BUSINESS:

1. **Zoning Ordinance Revisions.** Mr. Knarr advised that he has received comments from Chairman Corliss, Vice Chair LeClear and Secretary Bernd and that he has comments of his own, but they are nothing of sustenance.

Mr. Knarr advised that the number of potential conditional uses should be low. He added that a lot of the conditional use conditions are not consistent in the draft and need to be addressed.

Vice Chair LeClear asked if Mr. Ressler had anything to add from his meeting with Chairman Corliss. Mr. Ressler advised that he did not.

Mr. Knarr advised that there is a need for more intensive design standards. He advised that he approached the Cumberland County Planning Commission for grant money to incorporate more intensive design standards and that Environmental Planning and Design (EPD), the consultant for the Zoning Ordinance revision, is willing to undertake this project for approximately \$20,000.00. Mr. LeClear added that there are funding possibilities through DCED as well.

Mr. Knarr advised that sign portion of the Ordinance is part of the original contract and EPD is putting it in table format.

Mr. LeClear stated that the members should think about the area on Green Street between Arch and race Streets as this area could be redeveloped and discussion needs to take place regarding what would be appropriate for that area.

Mr. LeClear advised that the members should get their comments to Mr., Knarr as soon as possible in order to keep the process moving.

Mr. LeClear advised that there was some discussion at the May Historic Architectural Review Board (HARB) meeting regarding solar panels. Mr. Ressler asked how the Commission wanted to handle this from a Zoning prospective as these types of alternatives are becoming more popular. Mr. Knarr advised that the draft discussed this issue in Section V-10. He added that the members should take a look at this section to see if they thought any changes were necessary. Mr. DeWire referred to Section 507 paragraph B and stated that he has seen issues in the news lately regarding the effects on neighboring properties as far as vegetation removal. Mr. LeClear stated that he was of the opinion that this section was interpretational and asked if it should be more specific. Mr. Knarr advised that he would address this with EPD.

Mr. Knarr advised that EPD would be attending the June Work Session.

ANY OTHER BUSINESS:

Mr. Baker advised that he had some concerns regarding the possibility of revision to the Traditional Neighborhood Development (TND) Ordinance since there is now a new owner of the Hess Tract. Mr. LeClear advised that if the new owner would be seeking changes to the Ordinance, they should go before Council to see if they are interested in allowing revisions. Mr. Knarr expressed a concern that this may derail the Zoning Ordinance update. Mr. Ressler advised that the new owner of the Hess Tract will be attending the May 22, 2008 Council meeting.

ADJOURNMENT:

At 7:06p.m., DeWire moved, Knarr seconded, to adjourn the meeting. The motion carried.