

MECHANICSBURG PLANNING COMMISSION

WORK SESSION MINUTES – MAY 27, 2008

ATTENDANCE:

Planning Commission Members: Kirk Corliss, Ed LeClear, Kathy Bernd, Harry Baker, Chris Knarr, and Daryl Ackerman

Absent: Tim DeWire

Borough Council: Roger Ciecierski

Borough Staff: Cliff Ressler - Codes and Zoning Officer, Steve Barber – Borough Engineer

Cumberland County Planning Commission: None

Applicants: None

Press: Naomi Creason - Sentinel

Others: Marc DeSouza: DeSouza Brown, Steve Najarian: Carlino Group, Jason Shaner: McCarthy Engineering, and Bill Gladstone: Mechanisburg Resident

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

Work Session: June 24, 2008 @ 6:30 p.m.

ROLL CALL:

This meeting was called to order by Chairman Corliss at 6:33 p.m. Attendance was taken and a quorum was present.

The Work Session covered the agenda items. Discussion is summarized below:

- 1.** DeSouza Brown – Hess Farm TND.
 - a.** Steve Narjarian introduced Marc DeSouza, and stated that DeSouza Brown has reached an agreement with Carlino Development Group to take over the development of the Hess Farm project and eventually gain ownership if certain Ordinance changes to the Mixed Center are approved by Borough Council.
 - b.** Marc DeSouza gave an overview of his company and described briefly some of the projects they have just started, ongoing, and completed. Two attached files describe the completed projects.
 - c.** Presented possible changes to the current Hess Farm Mixed Center. He indicated he did not anticipate any further changes to the remainder of the tract. The attached Sentinel article summarizes his proposed changes.
 - d.** After discussion, the Planning Commission suggested to Marc DeSouza that when he approaches Borough Council to discuss his proposed changes, he be prepared to indicate their impact, if any, on downtown businesses. Also, the Planning Commission suggested he update and present to Borough Council the Carlino Development Group's Traffic Study Report, Analysis of the Fiscal Impact to Mechanicsburg Borough and the Mechanicsburg Area School District, and Our Neighborhood Vision. Ed LeClear also indicated that when DeSouza Brown submits proposed ordinance changes to Borough Council, they include all proposed changes.
- 2.** There was a little bit of discussion on the Draft Zoning Ordinance. Chris Knarr stated that all Planning Commission comments have been forwarded to EPD, and they will be prepared to discuss them and make recommendations at the June Work Session. Chris Knarr also informed us that he talked to Cumberland County about additional funds to expand the current contract with EPD, but they indicated they did not have available funds right now.
- 3.** Ed LeClear informed the commission that the Shade Tree Committee has been working with the Environmental Action Committee to refine the list of acceptable trees and to create different categories of use.
- 4.** There was a question about the status of the Task Force. Chairman Corliss indicated it was having trouble getting people to be a part of the Task Force, and a meeting was set for next Monday to try to resolve the issue.

ADJOURNMENT:

At 8:05 p.m.