

Important Questions from the Town Hall Meeting

HESS FARM DEVELOPMENT

**1. Is the Hess Farm a done deal, or do the residents get to vote on this plan?**

*Landmark, the developer, will have to work through the Subdivision and Land Development process with the Borough Planning Commission and Borough Council. Borough Council will ultimately approve or deny this plan, based on if the plan is consistent with the regulations set forth in the Subdivision and Land Development Ordinance of the Borough and in compliance with the Borough's Zoning Ordinance.*

**2. Where will all the stormwater run-off go in the event that there is a 100 year storm event?**

*The developer has received a permit from DEP to modify Cedar Run to accommodate some additional flows and that the stormwater management facilities will take into account the stormwater created by the development as well as the stormwater entering the property from adjacent systems. Questions such as this will be discussed when Landmark formally submits a plan to the Borough and the Planning Commission begins its review.*

**3. What is the timeframe for breaking ground on this project?**

*Indications from the developer lead the Borough to believe that Landmark would like to break ground before the end of 2015 and will be starting on the South Market Street side of the property. Construction can't start until the Borough has reviewed and approved a conditional use application and approved the land development plan associated with this development.*

**4. When can the citizens of Mechanicsburg see the Land Development Plan, Environmental and Traffic Impact Studies and will there be a public hearing where public comment will be taken before approval of the plan?**

*There is currently a traffic study and a sketch plan available in the Borough office. Residents are encouraged to come into the Borough office and review the plans with staff so we are able to answer your questions or pass them along directly to the developer. There will be several public meetings and a public hearing before Council approves or denies the plan. Those meetings will be advertised on the Borough website, Facebook page as well as in the Patriot and Sentinel.*

5. Who will be responsible to see that the stormwater facilities are maintained after development?

*It is the understanding of Borough Staff that there will be a Homeowner's Association as part of the new development. They will be tasked with maintaining the storm water facilities.*