

**MECHANICSBURG BOROUGH  
PLANNING COMMISSION  
MEETING MINUTES – JULY 22, 2013**

**ATTENDANCE:**

**Planning Commission Members:** Daryl Ackerman, Harry Baker, Roger Ciecierski, Chris Knarr, Ed LeClear and Jennifer Magaro

**Absent:** Tim DeWire

**Borough Council:** Kyle Miller and Linda Humes

**Borough Staff:** Patrick Dennis, Borough Manager, Jason Foster - Codes and Zoning Officer, Trish Hammaker – Codes and Zoning Secretary and Greg Rogalski – Borough Engineer

**Cumberland County Planning Department:** None

**Applicants:** Neal Metzger – Engineer for the Applicant and Dan Thornton – Traffic Engineer for Applicant.

**Press:** None

**Others:** Phil Keefer, Sara Martin, Eileen Wehler, Bill Gladstone, Linda Willis, Debbie Weidner and Carolyn Yagle

**Next Meeting:** August 26, 2013 @ 6:30 p.m.

**Work Session:** August 19, 2013 @ 6:30 p.m. – If Necessary

**1. CALL TO ORDER/ROLL CALL:**

Chairman Knarr called the meeting to order at 6:30 p.m. Attendance was taken and a quorum was present.

**2. PLEDGE OF ALLEGIANCE/MOMENT OF SILENT REFLECTION:**

Chairman Knarr led those assembled in the Pledge of Allegiance followed by a moment of silent reflection.

**3. PUBLIC COMMENT:**

Chairman Knarr asked if there was any public comment for issues that are not on the agenda. No public comment was offered.

**4. APPROVAL OF MINUTES: (ACTION)**

**A. March 25, 2013 – Regular Meeting.**

- **Information/Discussion:** There was no discussion.
- **MBPC Action:** With no discussion, Ciecierski made a motion to approve the minutes as presented. Magaro seconded the motion, which passed with all in favor.

**5. CORRESPONDENCE/UPDATE: (INFORMATION)**

**A. Committees/Boards/Commission Updates.**

1. **Cumberland County Planning Commission.** Chairman Knarr noted that there was nothing to report.
2. **Historic Architectural Review Board (HARB).** Codes and Zoning Officer Foster stated that the HARB is presenting awards and that the winners will be listed in the next Borough newsletter.
3. **Environmental Advisory Council (EAC)/Shade Tree Commission.** Baker advised that the water installation is complete at the community garden.

**6. PLANS: (ACTION):**

**A. Final Land Development Plan – M & G Realty – Rutter’s Farm Store #29 – 714 West Main Street.**  
Neal Metzger of LSC Design and project manager was present to represent the application. Mr. Metzger referred to comment #A2 of the Borough Engineers comment letter dated July 11, 2013 and stated that they were still working through the request for additional landscaping. Mr. Metzger added that he felt confident that all other comments could be addressed and the plan could be moved forward to Borough Council for action.

Greg Rogalski, Borough Engineer stated referred to comment #A3 and stated that the Borough Fire Chief believes that the stone bed is better than what is on the plan due to fire concerns and stated that he feels it meets the intent of the Ordinance. He added that the Carbon Assessment report was received and that he has no issues with the

report. Engineer Rogalski referred to comment #B7 and stated that Borough Council should come up with a fee in lieu of for recreational land development and that this should be included in the Developer's Agreement. Mr. Rogalski added that he has no issues with the two waiver requests. Engineer Rogalski indicated that the developer intends to replace the entire sewer lateral.

Ackerman asked if the general comments were agreed to by the applicant. Mr. Metzger advised that they were.

Ciecierski reminded those present that he has recused himself from commenting on and voting on the plan due to a conflict of interest.

Chairman Knarr referred to comment #A1 and asked Mr. Metzger if the plan approval was to be considered separate from the variance request. Mr. Metzger advised that he would like to keep the issues separate since if the variance is not granted, they intend to erect a manually changed gas pricing sign.

With no further discussion, Chairman Knarr asked if there was a motion regarding the waiver request requiring a Preliminary Plan Application.

**MBPC Action:** LeClear made a motion to recommend that Borough Council approve a waiver from section 22-405 of the Subdivision and Land Development Ordinance requiring a Preliminary Plan Application. Ackerman seconded the motion which passed with all in favor and Ciecierski recusing himself.

Chairman Knarr asked if there was a motion regarding the waiver request which requires one hundred percent of the existing impervious area shall be considered meadow in the volume control calculations.

**MBPC Action:** Magaro made a motion to recommend that Borough Council approve the waiver request from Section 26-123.A(2)b of the Stormwater Management Ordinance requiring one hundred percent of the existing impervious area shall be considered meadow in the volume control calculations. LeClear seconded the motion which passed with all in favor and Ciecierski recusing himself.

Chairman Knarr asked if there was a motion regarding the plan.

**MBPC Action:** LeClear made a motion to recommend that Borough Council approve the Final Land Development Plan subject to the following conditions:

- The two requested waivers being approved
- The outstanding comments on Borough Engineer Rogalski's comments dated July 11, 2013 with the exceptions of comments:
  - A1, noting that the sign is subject to Zoning Hearing Board approval or Chapter 27 relating Zoning
  - F2 being revised to indicate that the sewer lateral shall be replaced from the manhole to the building and shall be shown on the plan
- Noting that the Borough Fire Chief approves the landscape stone bed.

Magaro seconded the motion which passed with all in favor and Ciecierski recusing himself.

7. **OLD BUSINESS (DISCUSSION) :**

**A. Zoning Ordinance Revisions – Discussion and Comment.** Carolyn Yagle from Environmental Planning and Design (EPD), the consultant for the revisions, was present to discuss the draft dated July 11, 2013 and included in the packets.

Ms. Yagle explained the process and asked if there were any questions. No questions were asked.

The Planning Commission members and staff discussed the draft dated July 11<sup>th</sup> with Ms. Yagle giving her comments and thoughts on the proposed changes. Ms. Yagle explained that she will address this evening's comments and provide the Planning Commission with a track changes version with a summary.

Chairman Knarr asked if there was any public comment. Linda Willis of 432 West Main Street addressed the Planning Commission asking if language could be put into the ordinance that a viable business, which is nonconforming, could move within the district. Chairman Knarr explained that it could not as the nonconformity stays with the property. Linda Willis stated that she has been speaking with business owners and they prefer personal services in the downtown. She thanked the Commission for their consideration.

**8. NEW BUSINESS (ACTION):**

**A. Review and Comment – Upper Allen Township Draft Comprehensive Plan.**

Chairman Knarr asked if any of the Planning Commission members had any comments on the plan. Ackerman stated that it appears that the Township is encouraging truck traffic to use Allendale Road to get to Simpson Street. Ciecierski stated that truck traffic is not allowed on Allendale Road in the Borough. Ackerman also stated that there is intention to widen South Market Street and signalization at Shepherdstown Road. He added that since this abuts the Borough and would impact the Borough, it would be in the interest of the Borough of the Township would coordinate this with us.

Ms. Hammaker pointed out that the next Council meeting is set of August 6<sup>th</sup> and that the comments are due back to the township by August the 8<sup>th</sup>. Manager Dennis advised that he would contact Upper Allen Township to see if they could meet with him to discuss these issues.

With no further discussion, Chairman Knarr asked if there was a motion.

**MBPC Action:** Ackerman made a motion to recommend that Council and/or staff look further into the Allendale Road improvements which will have an impact on the Borough by encouraging traffic to use Allendale Road to get to Simpson Street and to request that Upper Allen Township coordinate road improvements on South Market Street and Shepherdstown Road with the Borough due to possible impacts to the Borough. Baker seconded the motion which passed with all in favor.

**9. COMMENTS FOR THE GOOD OF THE ORDER:**

In the absence of Mr. DeWire, Knarr noted that people should yield to pedestrians in crosswalks.

**10. ADJOURNMENT:**

With no further business to be discussed, Ciecierski moved to adjourn the meeting at 9:04 p.m. Magaro seconded the motion, which passed with all in favor.