

MECHANICSBURG BOROUGH PLANNING COMMISSION MEETING MINUTES SEPTEMBER 28, 2015

ATTENDANCE:

Planning Commission Members: Secretary Tim DeWire, Bruce Smith, Kyle Hollick, Michael Phillips and Harry Baker

Absent: Vice Chairman Daryl Ackerman and Chairman Chris Knarr

Borough Council: Council Liaison Scott Pellman and Mark Stoner.

Borough Staff: Roger Ciecierski – Codes and Zoning Officer and Sara Heenan – Administrative Assistant.

Cumberland County Planning Department:

Applicants: Tara Hiepler – Landmark Homes, Lee Bothel, Alpha Consulting Engineers, Craig Mellott – TPD, Jon Andrews - McNeese Wallace & Nurick and Jim Henke - Pioneer Management, LLC.

Press: None.

Others: Donna Davidson, Gina M. Douty, Amanda Jaskot, Michael Sacks, Michael Welt and Mara W. Sacks

Next Meeting: October 26, 2015 @ 6:30 p.m.

Work Session: October 19, 2015 @ 6:30 p.m.

1. CALL TO ORDER

Acting Chairman DeWire called the meeting to order at 6:30 p.m.

2. PLEDGE OF ALLEGIANCE/MOMENT OF SILENT REFLECTION/ROLL CALL:

Acting Chairman DeWire led those assembled in the Pledge of Allegiance followed by a moment of silent reflection. Attendance was taken and a quorum was present.

3. PUBLIC COMMENT:

Acting Chairman DeWire asked if there was public comment for issues that were not on the agenda. None were offered.

4. APPROVAL OF MINUTES (ACTION):

A. August 24, 2015 – Regular Meeting.

- **Information/Discussion:** Acting Chairman DeWire stated that he believed not everyone had received a copy of the minutes. Codes Officer Ciecierski stated that the Minutes were sent out for review but due to receiving no feedback on the minutes they were not sent out to the entire Commission and thus staff requests for them to be tabled at this time.
- **MBPC Action:** Phillips made a motion to table the minutes and Smith seconded the motion. The motion passed with all in favor.

5. CORRESPONDENCE/UPDATES (INFORMATION):

A. Committees/Boards/Commissions Updates.

1. **Cumberland County Planning Commission.** DeWire noted that there was no representative from the County and asked Codes Officer Ciecierski if he had any updates. Ciecierski stated that he received an email from County Planner Kirk Stoner that morning that he forwarded to the Commission at Stoner's request and also provided a printed copy at each place this evening. The e-mail gives background as to why Cumberland County decided to pull out of the Tri-County Planning Commission.
2. **Historic Architectural Review Board.** DeWire stated that he was not in attendance at the August HARB Meeting and asked Codes Officer Ciecierski to update the Commission. Ciecierski stated that there were three applications, one for the American Legion which was tabled due to insufficient information. There were also two signage applications that were approved on the Consent Agenda. There was also discussion on the Budget, 2015 HARB Awards and removal of signage from the HARB's purview.
3. **Environmental Advisory Council/Shade Tree Commission.** Baker reported that he was unable to attend the August EAC Meeting.

6. PLANS (ACTION):

A. Preliminary Submission – Landmark Homes – 1017 South Market Street.

DeWire stated that there were three modification requests that were tabled at the last meeting pending more

information and asked if the Applicant had anything more to add. Jon Andrews of McNees, Wallace & Nurick stated that there was no new information to add at this time. DeWire asked if there were any new comments from staff or commissions. Ciecierski stated that he received an e-mail from Engineer Rogalski who was away on Papal Security duty stating that he was comfortable with granting the modifications requested.

1. Discussion and Possible Action on the Modifications Requested.

- a. Section 22-604.F.(4).(c) General Development Standards:** *Not less than one tree shall be planted for each 3,000 square feet of total area of the tract.* Phillips stated that as per the last conversation there would be 2700 trees and 20,000 shrubs. Andrews clarified that 2700 is what is required by ordinance. There are 1200 trees on the plan and another 300 to be added around the homes making a total of 1500 trees. Shrubs stand at about 900 on the plan with another 4000 around the homes for a total of 4900. DeWire stated that there will be a chance to address this in some of the final design documents and finds the request reasonable. Baker asked if there should be a minimum number in the motion. DeWire stated that if a motion is made it should be included. DeWire asked for any further comments from the public, staff and the commission all of which had none. Phillips motioned to recommend approval of the modification request for Section 22-604.F.(4).(c) General Development Standards: Not less than one tree shall be planted for each 3,000 square feet of total area of the tract. Hollick seconded the motion and it passed with all in favor.
- b. Section 26-121.9 Storage facilities should completely drain both the volume control and rate control capacities within 72 hours from when the end design storm, subject to site conditions.** DeWire stated that at the September Work Session Engineer Rogalski indicated that they had been reviewing the revised stormwater management calculations and that 72 hours is probably not attainable due to the volume involved, but that he is comfortable with the amount of time. After a brief discussion, DeWire asked for questions from the audience, of which there were none. Phillips motioned to recommend approval of modification request Section 26-121.9 Storage facilities should completely drain both the volume control and rate control capacities within 72 hours from when the end design storm, subject to site conditions. Smith seconded and the motion passed with all in favor.
- c. Section 26-123.A.(1) Do not increase the Post-Development total run-off volume for all storms equal to or less than two-year, 24-hour duration precipitation.** DeWire stated that the Borough Engineer was in support of this at the Work Session last week and with no discussion from staff or the Commission he asked if there were any questions from the public. Michael Sacks of 1014 South Market Street came forward and stated concerns regarding flooding in Webercroft, traffic and intersection reconfiguration on South Market Street. DeWire explained that Webercroft is upstream of the new development and thus would be very unlikely for it to affect Webercroft as far as flooding. With no further discussion, Phillips motioned to recommend approval of Section 26-123.A.(1), as written. Baker seconded the motion and it passed with all in favor.

2. Discussion of any outstanding items from the preliminary submission.

DeWire stated that a lot of these items were discussed at the Work Session last week noting that the Applicant has received the Commission's consolidated comments. DeWire then asked for any other discussion, noting that unfortunately both the Engineer and the County could not be in attendance.

- a. County Comments** Ciecierski stated that he spoke with Kirk Stoner of the County this afternoon and Stoner stated he is satisfied because a lot of the Commission and Staff comments overlapped his own. He is happy with the responses he has gotten to his comments so far and he is going to reserve the right to hold his comments until he reviews the resubmission.
- b. Engineer's Comments** DeWire noted that, that will be the same for the Engineer; once he receives the resubmission the Commission will get his second round of review comments.
- c. Staff Comments** Ciecierski stated that he spoke with the Sewer Department Superintendent Ron Adams and went over the DEP planning module. He would like the Commission to go over the module as it needs signed before it can be submitted.
- d. Committee Comments** DeWire stated that he would like assurance that the pedestrian connection on South Market Street being complete. He asked about when the Recreation Board would be viewing the recreation report from the Applicant. Ciecierski reported that the recreation report had been given to Manger Dennis, who is the staff liaison to the Recreation Commission and that he would be disseminating that to the Recreation Board for review at their next meeting. DeWire mentioned that his other comment is related to connectivity with surrounding neighborhoods. Andrews stated that they are making efforts, there will be an October 9th meeting with the apartment complex owner. Hollick stated that he has no further questions just look forward to resubmission. Andrews stated that they are on track to resubmit this week.

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

None.

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

A. 2016 Budget Request

After a brief discussion, the Commission decided to maintain the same budget as last year at \$1,500.00.

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

Secretary DeWire asked that motorists yield to pedestrians in crosswalks and especially on sidewalks.

10. **ADJOURNMENT:**

With no further business to be discussed, Baker motioned to adjourn the meeting at 7:12 p.m. Hollick seconded the motion, which passed with all in favor.