

**MECHANICSBURG BOROUGH
PLANNING COMMISSION
MEETING MINUTES FEBRUARY 29, 2016**

ATTENDANCE:

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

Absent: Vice Chairman Daryl Ackerman

Borough Council: Council Liaison Mark Stoner.

Borough Staff: Roger Ciecierski – Codes and Zoning Officer, Sara Heenan – Administrative Assistant and Patrick Dennis – Borough Manager.

Cumberland County Planning Department: None.

Applicants: Lee Engel, Yingst Engineers (Late)

Press: None.

Others: Jim Van Kirk

Next Meeting: March 28, 2016 @ 6:30 p.m. (CANCELLED)

Work Session: March 21, 2016 @ 6:30 p.m. (CANCELLED)

A. CALL TO ORDER

Codes Officer Ciecierski called the meeting to order at 6:30 p.m.

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

Codes Officer Ciecierski led those assembled in the Pledge of Allegiance followed by a moment of silent reflection. Attendance was taken and a quorum was present.

C. REORGANIZATION (ACTION):

1. Chairman.

Codes Officer Ciecierski opened the floor for nominations for Chairman. Phillips nominated Knarr, Smith seconded and the nomination passed with all voting in favor. Ciecierski then turned over the running of the meeting to Chairman Knarr.

2. Vice Chairman.

Chairman Knarr opened the floor for nominations for Vice Chairman. Phillips nominated Ackerman, Baker seconded the nomination and the motion passed with all in favor.

3. Secretary.

Knarr opened the floor for nominations for Secretary. Hollick nominated DeWire, Phillips seconded and the motion passed with all in favor.

D. PUBLIC COMMENT:

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

E. APPROVAL OF MINUTES (ACTION):

1. November 23, 2015 – Regular Meeting.

- **Information/Discussion:** Chairman Knarr mentioned that there were several places that listed Acting Chairman Ackerman rather than Chairman Knarr that needed amended.
- **MBPC Action:** Hollick made a motion to approve the minutes with the amendment of changing Acting Chairman Ackerman to Chairman Knarr in various places. Smith seconded the motion and it passed with all in favor.

F. CORRESPONDENCE/UPDATES (INFORMATION):

1. Committees/Boards/Commissions Updates.

a. Cumberland County Planning Commission.

Chairman Knarr noted that Stoner is not in attendance. Knarr reminded everyone that tomorrow at 11:30 a.m. is the (twice) rescheduled East Outreach Meeting with the Cumberland County Planning Commission. At which they will discuss the coming comprehensive plan update as well as the wireless telecommunications facilities ordinance. Codes Officer Ciecierski noted that the meeting is to take place here, in Council Chambers. Knarr noted that the former Chairwoman of the Cumberland County Planning Commission, Jackie Eakin passed away.

b. Historic Architectural Review Board. DeWire reported that the HARB did not meet this month.

- c. **Environmental Advisory Council/Shade Tree Commission.** Baker stated that the EAC met on the 4th and discussed drawings/suggestions for a natural park. The Committee is looking into applying for a grant for Koser Park.

G. PLANS (ACTION):

1. Sketch Plan – Yingst Engineers & Associates – 101 North Walnut Street

Knarr asked if the applicant was in attendance to make a presentation. Being none, Codes Officer Ciecierski explained that the Borough received a preliminary plan for this that was denied as incomplete. He and Engineer Rogalski met with the owner of the property and the engineer on the project and suggested they submit a sketch plan. They made some minor revisions and submitted a sketch plan.

At this point the applicant had arrived and Lee Engel of Yingst Engineers introduced himself and gave an overview of the proposed work. Engel stated that the intention is to add on to the back of the existing convenience store. In the sketch they have allocated as many parking spaces as can fit on the side of the building. The new proposed addition is approximately 6,000 square feet of available space. Estimated uses of said space would be about 3,000 square feet for retail space and the remaining for restaurant(s) and/or other services. The belief being that they can get up to 2-3 retail spaces in the addition. The owner wants to have one restaurant and small shopping store, something along the lines of a Dunkin Donuts or a sub shop. Engel explained that the plan shows some landscaping; the trees are placed wherever they can fit. He noted that stormwater management for the plan is mostly porous pavement; all dark grey area shown on the sketch plan is porous pavement. The intent will be to maintain the existing convenience store and fuel pumps, unsure about the future of the diesel pump, if it is too costly to relocate may scrap altogether but definitely keeping the four existing fuel pumps. When Engel met with Rogalski it was recommended that they do a traffic study. He let the Commission know he is in the process of getting one, not scheduled yet, but in the process of obtaining a consultant to do the work. Also he is probably going to do a boundary survey, which is the two outstanding items that weren't in place with first submission. Knarr then asked staff if they had any questions or comments. Engineer Rogalski stated that he has a few new items beyond their initial informal review. First being a provision in the Zoning Ordinance related to requiring 85% of principal structure to be along the front yard setback. Rogalski stated that he is not sure how this provision is intended to be applied to expansion of an existing building, but it will need to be worked through as it could be a big issue related to the positioning of building. The sketch plan fails to provide floor area ratio, not that it will be close to the maximum, but isn't on plan anywhere. Being that the property is a triple frontage lot, corner lot, and double frontage lot all in one, the Ordinance requires a 75-foot rear yard, however when looking at how it would be applied, it is along a street front. This issue needs to be investigated due to the distinctiveness of the situation. Another portion of the Ordinance states that access shall be provided from the street of lesser classification. This is why a traffic study was suggested due to the amount of traffic on Walnut Street. Rogalski recommended an investigation into reconfiguring the access point on Walnut Street to make things move a little smoother or if moving or adding something on Allen Street would make the traffic issue worse or better? It will be necessary to provide proof of PA DEP permits for fuel storage as well as a parking demand analysis, this is required for the Old Town Zone; however it seems a fewer number of spaces than are shown are what will be required. Staff just wants to be sure the Applicant knows that if the plan is submitted in an open-ended manner, then different uses have different requirements (i.e. restaurant parking requirements are different from retail parking requirements). So, the Applicant must be able to show at least one of the uses will work, but should also be aware things on the plan may change due to potential uses. Rogalski also noted that these particular plans are sketch plans and not to be recorded. Rogalski stated that in regard to the carbon assessment report, he received contact from Tom Einhold today and will get back to him on his questions. As far as the stormwater for the site, the use of porous pavement requires, by Ordinance, for the entire site to go back to meadow. The Applicant will have to ask for a waiver from going back to meadow. Rogalski stated that he wanted to make sure any proposed pervious paving would take into account the topography and noted that gas facilities on site would have to have segregated drainage areas via grading. He also mentioned the potential long-term maintenance issues with porous paving, which are famous for not working 6 months after installation if not maintained. Codes Officer Ciecierski stated that beyond what Rogalski mentioned, he just had a few housekeeping items on the cover sheet. Hollick stated that he wants to know more specifically what use is intended. Chairman Knarr asked, based on the parking analysis provision, it sounds like there will be more than enough spaces provided, but does this take into account the worst case scenario? Rogalski clarified that is what we would want the parking analysis to look at.

Knarr opened up questions and comments to the Commission: Hollick noted that the ADA would need to be van accessible. Rogalski stated that this will be revised and what is shown is what exists at the location. Hollick also noted that there are eighteen (18) trees to be removed, three (3) replaced, and ten (10) shrubs added and he wants to make sure that everything is meeting the Ordinance standards for landscaping and shade trees. Ciecierski noted that he and Rogalski suggested a boundary survey because the property backed up so close to the First Church of God's property line. Baker stated that his only concern is the amount of traffic in and out on Walnut Street. Knarr stated that it looks to be a decent amount of space along Allen Street and Walnut Street for street trees. Baker pointed out there could be an issue with visibility due to trees there. Knarr also pointed out that the plan to move the current signage would require the new sign being compliant to current zoning standards. With no other comments from staff, commission, or public the Commission moved on.

H. OLD BUSINESS (ACTION):

None.

I. NEW BUSINESS (ACTION):

1. Zoning and Sign Ordinance Changes

Codes Officer Ciecierski discussed his ideas for potential zoning and signage changes. He stated that he intends to get something written out for review in the next couple weeks. The Commission discussed potential changes and threw some ideas around for future development.

2. Municipal Notification of Developments with Regional Impacts.

- a. Sporting Hill Villas – Hampden Township – Sporting Hill Road Extended – Residential**
The Commission briefly discussed the access points for this development.

J. COMMENTS FOR THE GOOD OF THE ORDER.

Secretary DeWire asked that motorists yield to pedestrians in crosswalks.

Chairman Knarr recognized and thanked Manager Dennis for his service as Borough Manager.

K. ADJOURNMENT:

With no further business to be discussed, Baker motioned and Hollick seconded to adjourn the meeting at 7:40 p.m.