

# MECHANICSBURG BOROUGH PLANNING COMMISSION MEETING MINUTES MAY 23, 2016

## **ATTENDANCE:**

**Planning Commission Members:** Vice Chairman Daryl Ackerman, Secretary Tim DeWire, Harry Baker, Kyle Hollick, Michael Phillips and Bruce Smith.

**Absent:** Chairman Chris Knarr

**Borough Council:** Council Liaison Mark Stoner and Councilman Pellman

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

**Cumberland County Planning Department:** None.

**Applicants:** Jon Andrews - McNees, Wallace & Nurick; Jim Henke – Pioneer Management; Lee Bothel – Alpha Engineering; David Schreder – Landmark Homes

**Press:** None.

**Others:** Jim Van Kirk

**Next Meeting:** June 27, 2016 @ 6:30 p.m.

**Work Session:** June 20, 2016 @ 6:30 p.m. (CANCELLED)

## **A. CALL TO ORDER**

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

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

Acting Chairman Ackerman led those assembled in the Pledge of Allegiance followed by a moment of silent reflection. Attendance was taken and a quorum was present. Engineer Rogalski introduced Vicky Acox also of Pennoni who would be acting as his back up for meetings if he could not be in attendance.

## **C. PUBLIC COMMENT:**

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

## **D. APPROVAL OF MINUTES (ACTION):**

### **1. April 25, 2016 – Regular Meeting.**

- **Information/Discussion:** It was noted that former Borough Manger Dennis' name was listed in the minutes as attending, which is incorrect and will need to be removed.
- **MBPC Action:** Due to not having enough time to properly review the minutes Hollick motioned for them to be tabled until the next meeting. Smith seconded the motion and it passed with all in favor.

## **E. CORRESPONDENCE/UPDATES (INFORMATION):**

### **1. Committees/Boards/Commissions Updates.**

- Cumberland County Planning Commission.** Ciecierski noted that he has spoken with both Chairman Knarr and County Planner Stoner on the County and the Borough's issues with Air BnB, a short-term rental networking website. The County is currently not collecting any revenue on these types of rentals which are becoming increasingly popular.
- Historic Architectural Review Board.** DeWire stated that there was no May meeting, but that the Board will meet to review an application from the American Legion Post 109 in June.
- Environmental Advisory Council/Shade Tree Commission.** Baker reported that he was unable to attend the EAC meeting, but the Commission submitted a list of trees and shrubs to Landmark to assist in landscape planning for the site. Ciecierski reported that he is waiting on the Shade Tree Commission's comments on the Plans from Landmark.

## **F. PLANS (ACTION):**

### **1. Phase 1 - Final Submission – Landmark Homes – 1017 South Market Street.**

Jon Andrews of McNees, Wallace and Nurick introduced the other applicants in attendance on behalf of Landmark Homes at Cedar Run; Jim Henke – Pioneer Management and Dave Schreder – Landmark Homes. Andrews clarified that they expect the submission to remain tabled and then listed their latest updates. The dirt stock pile at the site has been seeded and a gate put up at the access drive, they received the highway occupancy permit comments, they met with Suez to discuss their comments on the plan design as they had suggested very drastic changes. The applicant is still waiting to hear back from DEP and the NPDES application is at least administratively complete. The sewage extension agreement has been reviewed by Borough staff and the

Applicant is awaiting Borough Council's comments. Landmark has worked through a draft of the planned community documents and the Borough should expect to be provided with them in the next two weeks. Andrews then addressed outstanding items from the Work Session: it was concluded at the Work Session that from a design standpoint the street transitions into the development are fine and nothing more will be done, the developer will look into what they can do using items from the signage on Market Street. To acknowledge Ackerman's comment on the mowing height for the meadow areas, it was a typo and should have said three inches not three feet. The pool will be only for the apartment residents and the Applicant will record a deed restriction if necessary, which Andrews suggested making a condition of the plan approval. Andrews stated they are still working on the comment letters provided and still hope to get revised plan comments in for the June Work Session, however the unexpected hold up with Suez does pose a potential problem. Engineer Rogalski asked if the PennDot comments had anything in regard to their desire to pave South Market Street. Andrews stated he would get Rogalski a copy of the comments. DeWire asked how talks with the owners of the Speedy-Diamond property were going. Andrews explained that Diamond went to Upper Allen Township and asked them to review the documents Landmark gave them, so they are waiting on that. Ciecierski stated that Borough Council passed a time extension on the plan until August 5, 2016. He also stated that the comments from the Police and Fire Chiefs were provided tonight. With nothing more to discuss the Commission left the application on the table and moved on.

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

None.

**H. NEW BUSINESS (DISCUSSION/ACTION):**

**1. Change July Work Session to Meeting.**

Ciecierski suggested that due to the holdup Suez's comments are causing the Commission wait until the June meeting to make this decision, in case it will not be necessary. The Commission agreed and moved on.

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

Secretary DeWire asked that motorists yield to pedestrians in crosswalks and noted RIP to Grandpa's Growler. Codes Officer Ciecierski asked that televisions and computer monitors not go out for trash.

**J. ADJOURNMENT:**

With no further business to be discussed, DeWire motioned and Baker seconded to adjourn the meeting at 7:06 p.m.