

MECHANICSBURG BOROUGH PLANNING COMMISSION MEETING MINUTES JULY 25, 2016

ATTENDANCE:

Planning Commission Members: Chairman Chris Knarr, Secretary Tim DeWire, Michael Phillips & Bruce Smith.

Absent: Vice Chairman Daryl Ackerman, Harry Baker & Kyle Hollick.

Borough Council: Council Liaison Mark Stoner, Councilmen Scott Pellman & Gary Weber.

Borough Staff: Glenda Boyer – Interim Borough Manager, Roger Ciecierski – Codes and Zoning Officer, Sara Martin – Administrative Assistant & Greg Rogalski – Borough Engineer.

Cumberland County Planning Department: Kirk Stoner.

Applicants: Jon Andrews - McNees, Wallace & Nurick, Lee Bothell – Alpha Consulting, Lee Engel – Yingst Engineers & David Schreder – Landmark Homes.

Press: None.

Others: None.

Next Meeting: August 22, 2016 @ 6:30 p.m.

Work Session: August 15, 2016 @ 6:30 p.m.

A. CALL TO ORDER

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

Knarr asked for a motion to amend the Agenda to switch the order of items one and two under section F. Plans.

Phillips motioned to amend the Agenda switching items ones and two under section F. Plans, making Phase 1 Final Submission – Landmark Homes first. Smith seconded the motion and it passed with all in favor.

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

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

C. PUBLIC COMMENT:

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

D. APPROVAL OF MINUTES (ACTION):

1. **June 27th, 2016 – Regular Meeting.**

- **Information/Discussion:** Chairman Knarr noted that due to an e-mail error the minutes were only just provided at the meeting and suggested they be tabled until next meeting.
- **MBPC Action:** Phillips motioned to table the minutes, Smith seconded the motion and it passed with all in favor.

E. CORRESPONDENCE/UPDATES (INFORMATION):

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

- Cumberland County Planning Commission.** K. Stoner informed the Commission that the County Planning Commission is working on an update to the County-wide Comprehensive Plan. Noting that he would like to get some feedback from the Commission sometime in the fall. He also reported that they are working with the Department of Community and Economic Development to provide a course on project and development review process that will be provided in September/October this year in case anybody would be interested.
- Historic Architectural Review Board.** DeWire stated that he did not attend the July HARB Meeting. Ciecierski reported that there was one after-the-fact application on the HARB's agenda this month that will go in front of Council for approval at their next meeting. Jason Smith also presented at the meeting on educating homeowners about gas meter placement.
- Environmental Advisory Council/Shade Tree Commission.** Boyer reported that Baker helped lead the Council's review of the Sun Up Land Development Plan at the last meeting.

2. **Municipal Notification of Developments with Regional Impacts.**

- Spring Meadow Reserve – Silver Spring Township – Woods Drive.** No discussion.

F. PLANS (INFORMATION/ACTION):

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

Knarr stated that this item is for information only. Andrews updated the Commission that the revisions to the plans are being finalized and should be in for the August meetings.

- a. **Time Extension.** Andrews stated that a time extension has been granted and runs through October 7, 2016; it was accepted by Borough Council the week prior.
- b. **Update.** Andrews reported that they met with Borough staff about the Developer's Agreement in regard to the outstanding items on said agreement. He also noted that they will go in front of the Finance Committee of Borough Council on August 16th, 2016 to talk about a revised agreement. Andrews stated that the planned community were submitted to the Borough and Landmark has received comments from the Borough Engineer, are waiting on Borough Solicitor's comments the will respond in writing. Andrews informed the Commission that the emergency access easement from Allen Distribution has been recorded. The sewer easement and the Diamond property easements are both out for signature and he hopes to have all three recorded by the August Meeting. He concluded by stating that is the only updates as of now and they are looking for the application to be tabled.

Engineer Rogalski asked if the resubmission would contain any additional sewer documents. Bothel stated it would not. With no other questions the application was left on the table.

2. Preliminary Land Development Plan – Yingst Engineers – 101 North Walnut Street.

Engel gave a brief overview of the plan, acknowledging that the top two issues they have are stormwater and traffic.

Knarr opened questions/comments up to staff, Rogalski stated that he did a review of the documents, and agrees that stormwater and traffic are the significant issues at hand. Rogalski stated that there were a number of technical comments in regard to stormwater that should be able to be readily resolved and made mention of the concern about long-term maintenance of the pervious pavement proposed. Rogalski further reviewed his comments on the traffic issues, pointing out that the traffic study suggested PennDot be brought in on the matter. He stated that in regard to Zoning, the access to Walnut Street and parking demand analysis are the big ticket items that need addressed. Ciecierski stated that beyond what Rogalski already covered, the top issue is the front yard setback requirement. Ciecierski asked if the Commission would like to handle as a waiver. Knarr stated it was a Zoning issue so they cannot waive it. Ciecierski stated is already an existing nonconforming lot and is going to be more nonconforming but would be impossible to build to Zoning Ordinance. Ciecierski stated that the Commission has seen the rest of the Department/Board/Commission comments, he briefly reviewed them, noting that the main theme on all of them is traffic. Ciecierski reported that the Shade Tree Commission has not reviewed the plan yet and he does expect they will have some comments. Ciecierski noted that the Sewer Department Superintendent wanted to know what kind of businesses would be going in here due to a concern that the current system would not be able to handle a massive increase in grease traps, etc. Engel stated that they have no idea. Rogalski suggested making a plan note that the plan can open-endedly approved now but the applicant will be open to more requirements later. K. Stoner added that in addition to what was already discussed he only has cleanup items.

Knarr asked the public and Councilmen present for comments and there were none.

Knarr asked the Commission for comments. A few comments on stormwater were addressed and traffic issues were rehashed. Knarr pointed out that some items on the Plan that are differentiated by color will need to have some kind of distinction that will be notable in black and white, as the plans must be recorded in black and white. With no further discussion Smith motioned to table and Phillips seconded. The motion passed with all in favor.

G. OLD BUSINESS (ACTION):

None.

H. NEW BUSINESS (DISCUSSION/ACTION):

Ciecierski asked if there were any comments on the Zoning Ordinance review, there were none.

I. COMMENTS FOR THE GOOD OF THE ORDER.

Secretary DeWire asked that motorists yield to pedestrians in crosswalks and good luck to the MLLA 12 year old All-Stars in the State Championship.

Knarr asked that televisions and computer monitors not go out for trash.

J. ADJOURNMENT:

With no further business to be discussed, DeWire motioned and Smith seconded to adjourn the meeting at 7:15 p.m.