

# MECHANICSBURG BOROUGH PLANNING COMMISSION MEETING MINUTES AUGUST 22, 2016

## ATTENDANCE:

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

**Borough Council:** Council Liaison Mark Stoner.

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

**Cumberland County Planning Department:** None.

**Applicants:** Jon Andrews - McNees, Wallace & Nurick, Lee Bothell – Alpha Consulting, James Henke – Pioneer Management & David Schreder – Landmark Homes.

**Press:** None.

**Others:** Jim VanKirk

**Next Meeting:** September 26, 2016 @ 6:30 p.m.

**Work Session:** September 19, 2016 @ 6:30 p.m. (CANCELLED)

## A. CALL TO ORDER

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

DeWire entertained a motion to amend the Agenda to switch the order of items one and two under section F. Plans. Hollick 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:

DeWire 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:

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

## D. APPROVAL OF MINUTES (ACTION):

### 1. June 27<sup>th</sup>, 2016 – Regular Meeting.

- **Information/Discussion:** DeWire noted that copies of the minutes were provided.
- **MBPC Action:** Hollick motioned to approve the minutes, Phillips seconded the motion and it passed with all in favor.

### 2. July 25, 2016 – Regular Meeting.

- **Information/Discussion:** DeWire noted that copies of the minutes were provided.
- **MBPC Action:** Smith motioned to approve the minutes, Phillips seconded the motion and it passed with all in favor.

## E. CORRESPONDENCE/UPDATES (INFORMATION):

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

- Cumberland County Planning Commission.** DeWire stated that there was no representative from the County present. Ciecierski notified the Commission that K. Stoner informed him via e-mail that there was a conflict with another meeting tonight and that County is currently reworking staff and will have someone more available to attend meetings soon.
- Historic Architectural Review Board.** DeWire stated that there was no HARB meeting in August.
- Environmental Advisory Council/Shade Tree Commission.** Baker reported from the Shade Tree Commission that there has been an appointment made to walk the property line at Landmark to determine the good trees from the bad trees while it is still good weather.

## F. PLANS (INFORMATION/ACTION):

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

Andrews stated that the Applicant is looking for a recommendation for approval. He gave a brief update on where the Plan is at, noting that all three easements have been recorded and that the only outstanding items left are

technical comments and clean up items. Andrews stated that the Applicant is comfortable with all of the comments received and are willing to comply.

DeWire asked staff if they had any questions for the applicant. Ciecierski and Rogalski both clarified that all comments and issues with the Plan have been addressed.

DeWire asked the Commission and the public if they had any questions or comments on the Plan, none were offered.

DeWire stated that he agrees with Andrews that there are only small technical items left to be addressed and that all planning items have been satisfied. He further noted that a provision on approval would need to be that copies of all permits are provided to the Borough as received. With no further discussion DeWire entertained a motion for the Commission to recommend action on the Phase 1 final submission for Landmark Homes at 1017 South Market Street. Hollick motioned to recommend conditional approval of the Phase 1 final submission for Landmark Homes at 1017 South Market Street, contingent upon satisfactorily:

- addressing the comments in the Pennoni Letter of August 16<sup>th</sup>, 2016
- addressing the comments in Pioneer's Management's response letter from July 27, 2016
- addressing any other outstanding Borough Board/Commission comments
- obtaining all pertinent agreements Sewer/Developer's/Home Owner's Association
- obtaining any outstanding permits NPDES, DEP, etc.

Phillips seconded the motion and it passed with all in favor.

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

DeWire noted that there was no applicant present. Ciecierski informed the Commission that the applicant was reminded of the meeting and impending deadline, but the Borough had not received any revision to the plan or time extension. Ciecierski then informed the Commission it would be his recommendation to the Commission to recommend denial of the plan to Borough Council due to the volume and nature of the outstanding comments and the Commission not meeting again before the deadline on the submission. DeWire asked for comments from the public, the Commission and the Council Liaison, hearing none he entertained a motion on the preliminary plan. Hollick motioned to recommend denial of the Preliminary Land Development Plan for Yingst Engineers at 101 North Walnut Street due to the number of comments and technical deficiencies per the Pennoni letter. Smith seconded the motion and it passed with all voting in favor.

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

None.

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

**1. Review to Zoning Ordinance**

Ciecierski gave an overview of the changes he made to the Zoning Ordinance and how they could be tracked in the version that had been distributed to the Commission for review. Ciecierski asked that the Commission take a look at the revisions he made and provide any feedback or comments to him. The Commission discussed the procedural aspects of such a change and decided to revisit the matter in September.

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

DeWire asked that motorists should yield to pedestrians in crosswalks and that Borough Council had a very nice ceremony to acknowledge the 12 and under All Star Team at their last meeting.

**J. ADJOURNMENT:**

With no further business to be discussed, Smith motioned and Phillips seconded to adjourn the meeting at 7:27 p.m.