

Public Hearing
Mama's Cookies Conditional Use
February 23, 2017

The North Middleton Township Supervisors held a public hearing for a conditional use application for Mama's Cookies on February 23, 2017 at the Township Municipal Building, 2051 Spring Road, Carlisle PA. Supervisor Robert Reisinger called the public hearing to order at 6:30 pm. Board members present were Supervisor Harry Kelso, Supervisor Jim Hare, Supervisor Pat McDowell, Supervisor David Smith, Solicitor Mark Allshouse, Manager Deborah Ealer, and Recording Secretary Lori Coleman.

Visitors: See February, 2017 attendance sheet.

Solicitor Allshouse noted the conditional use application was submitted by Jennifer Acuna, doing business as Mama's Cookies, for the purpose of operating Mama's Cookies, a specialty cookie shop, having three employees and retail sales on the property known as 817 Newville Road, North Middleton Township, Cumberland County. Ms. Acuna was provided notification of the Planning Commission meeting and tonight's hearing on January 27, 2017 from his office. The notice of the hearing was published in The Sentinel on February 6th and February 13th. The property was posted by the Building Codes Officer Rod Borda and notification was sent to the adjoining property owners on January 29, 2017. The applicant submitted an application stamped January 16, 2017. A manila covered booklet with a spiral binder provided by the applicant outlining the conditional use, conditions of the conditional use, site plans, etc. was labeled as Exhibit #1. The plan was presented and reviewed by the Planning Commission, and they recommended approval of the plan.

Applicant

John Madden of Madden Engineering introduced Jennifer Acuna to the board as the property owner. The lot size is 1.3 acres and located in the Neighborhood Commercial zone. The proposed use is a bakery which is permitted via conditional use. The impervious coverage is just below 35%, and they were providing more open space than required. The building would be 2 story with a basement. Access is provided by a shared driveway with Lebo Plumbing. Vehicles would enter from the Newville Road straight up toward the northern portion of the property. Parking would be available at the front of the property and across the access drive. Mr. Madden noted most of the ingredients are picked up by staff, but a box truck might deliver ingredients once a week or every other week. The parking requirements are one per employee (3 employees plus Ms. Acuna), but 16 spaces were provided. No sales would occur on site, but via social media and website. No sign will be utilized. If Ms. Acuna decides the need for a sign, Mr. Madden noted she would apply for a zoning permit and go through the proper channels. Products are packaged, boxed and shipped via USPS. She is currently baking 100-300 cookies a week. The building will give her more room to bake, package and distribute efficiently.

As for screening, Mr. Madden noted they would meet the requirements when the land development plan is completed. Public water and sewer is available to the property. They anticipate less than 100 gallons per day. If approved, they will complete the land development to include layout, grading, drainage, storm water, etc. Mr. Madden noted the ordinance does allow more than one use on the property. Ms. Acuna is building a 4000 sq. ft. building and hopes her business increases, but the ordinance does allow her to rent a portion of her building. She does

understand the list of uses under the ordinance and a conditional use would be required for any other uses. As for waste disposal, she will have a contract with a waste hauler.

Public Comment

No comments were offered.

Supervisors Discussion and Comments

Supervisor Hare stated Ms. Acuna's father is his wife's cousin so he was abstaining from the vote on the conditional use.

Ms. Acuna offered the board a sample of her product. She sells cookies, pumpkin bread and granola on her website. Supervisor Hare verified the products she offers supports nursing mothers to help increase their milk supply. Ms. Acuna said that was the entire purpose of her business.

Supervisor Reisinger suggested verifying with North Middleton Authority about the water and sewer usage. Mr. Madden said they would comply with the requirements. Solicitor Allshouse added no conditions were suggested by the Planning Commission.

Then, Supervisor Smith moved to approve the conditional use application for Mama's Cookies, and Supervisor McDowell seconded the motion. The motion carried with a 4-0 vote. Supervisor Hare abstained from the vote. Solicitor Allshouse asked Ms. Acuna if she would waive the formal written decision of findings, facts, conclusion and law in return for a written letter from the municipality granting the petition. Ms. Acuna replied yes.

Adjournment

The public hearing was adjourned at 6:44 p.m.

Respectfully submitted,

Deborah Ealer
Township Secretary

Lori Coleman
Recording Secretary