

North Middleton Township Planning Commission

Township Building
2051 Spring Road
Carlisle, PA 17013

Minutes of the Planning Commission Tuesday, August 4, 2015

The meeting was held at the North Middleton Township building on Spring Road, in Carlisle, PA.

Attendance

Board Members-**Harry Kelso** (Chairman), **Bradley Mitchell** (Vice-Chairman), **Ronald Anderson** (Secretary), and **Pamela Martin**

Codes Officer-**Rodney Borda**

Brehm-Lebo Engineering-**Doug Brehm**

Solicitor-**Mark W. Allshouse**

Planning Commission member Dennis Hurley was not present this evening.

Visitors

No visitors were present this evening.

Call to Order

Chairman Harry Kelso called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

Public Input (non-agenda items)

No members of the public came forward and no non-agenda items were presented at this time.

Approval of the Minutes for Tuesday, July 7, 2015

Mr. Kelso asked for any changes, corrections, or additions to the minutes from the Tuesday, July 7, 2015 Planning Commission meeting. None were requested. Mr. Kelso asked for a motion.

Bradley Mitchell moved to approve the July 7, 2015 minutes as presented. Pamela Martin seconded. All votes were in favor, and the minutes were approved as written.

Pending Applications

#15-03: Albert C. Kuhn-Lot 3-4i Addition Plan

From the agenda:

Final Kendor Summit Lot 3-4i Addition Plan to combine two (2) lots.

Mr. Brehm began the discussion. He indicated that this matter is a lot addition plan in Kendor Summit, and that these are lots that more than likely can't be perc tested. He explained that the lots are just being added together and that no construction is being proposed at this time. Mr. Brehm pointed out that if construction is proposed in the future, it would have to go through the entire permitting process for sewer and all of that. He added that sewer would probably be a small flow treatment system. He summarized that these are previously-approved lots that are being combined to double the size of the building lot. Mr. Brehm said he believes that the lot is going to be sold after this lot addition is done.

Mr. Brehm then read through his memo of July 16, 2015. He stated that the comments are administrative. Comment #1 asks that the owner's name and phone number be noted. Comment #2 notes that the Engineer's/Surveyor's seal and signature are required. Comment #3 points out that the owner's signature is required. Comment #4 recommends that a lot tabulation be provided showing the existing lot numbers, the existing acres, and then the combined area. Comment #5 states that the contour elevation datum should be noted in plan note #3. Comment #6 indicates that the existing curb and cartway width for Lamplite Drive should be noted. Comment #7 mentions County comments. Mr. Brehm briefly read through these. County comment #3 notes that the signature block for Cumberland County Planning Department only needs one line for a signature. Comment #8 from the Brehm-Lebo memo states that a Deed of Consolidation should be submitted for review and recorded with the Plan. Mr. Brehm mentioned that this is probably the most important comment.

Mr. Kelso asked what the new lot will be called. At this point Mr. Borda explained that the owner is being required to combine the two lots due to a small flow system being proposed. He stated that this had been previously submitted to D.E.P. and was rejected, and that this was because the two lots were supposed to have been combined some time ago. Mr. Borda added that the small flow planning module had been submitted with two other ones in the development. Mr. Brehm said it wasn't clear what the new lot is to be called. He suggested that this be clarified. Mr. Borda said it was his understanding that the original two lots were called Lot 3 and Lot 4-i. Mr. Brehm pointed out that Plan Note #1, which just mentions Lot 4, is not correct. It was again suggested that this be clarified by John Madden.

Chairman Kelso asked for any questions. None were offered. Mr. Kelso suggested a motion to recommend approval, based upon compliance with all comments from County Planning and Brehm-Lebo, along with the clarification of the final lot name, as well as the submission of a Deed of Consolidation.

Ronald Anderson moved to recommend approval of the Albert C. Kuhn Lot Addition Plan, based upon compliance with all comments from the Cumberland County Planning Department and Brehm-Lebo Engineering, as well as clarification of what the final lot is being called, and the submission of a Deed of Consolidation. Pamela Martin seconded. All votes were in favor, and the motion carried.

Chairman Kelso asked for any further business. None was offered. With no further business before the Planning Commission at this time, the meeting adjourned at 7:07 p.m.

Respectfully Submitted,

Ronald Anderson
Secretary,
North Middleton Township Planning Commission

Michael S. Medvid
Recording Secretary