

# North Middleton Township Planning Commission

Township Building  
2051 Spring Road  
Carlisle, PA 17013

## Minutes of the Planning Commission Tuesday, January 5, 2016

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), **Pamela Martin**, and **Dennis Hurley**

Codes Officer-**Rodney Borda**

Brehm-Lebo Engineering-**Doug Brehm**

Solicitor-**Mark W. Allshouse**

### Visitors

No visitors were present this evening.

### Call to Order

Chairman (for 2015) Harry Kelso called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

### Planning Commission Reorganization for 2016

With this evening's Planning Commission meeting being the first for 2016, reorganization was necessary. Mr. Mitchell took over at this point and asked for any nominations for the position of Chairman of the North Middleton Township Planning Commission.

***Ronald Anderson moved to nominate Harry Kelso for the position of Chairman of the Planning Commission. Mr. Mitchell asked if there were any additional nominations for Chairman. None were offered. Bradley Mitchell seconded. Mr. Mitchell closed the nominations and asked for a vote. All votes were in favor of the nomination, and the motion carried.***

Mr. Kelso accepted the position of Chairman for 2016. He asked for any nominations for the position of Vice-Chairman of the Planning Commission.

***Ronald Anderson moved to nominate Bradley Mitchell for the position of Vice-Chairman. Mr. Mitchell indicated that he would accept. Dennis Hurley seconded. Mr. Kelso asked for a vote. All votes were in favor of the nomination, and the motion carried.***

Mr. Kelso asked for a nomination for Secretary of the Planning Commission.

***Pamela Martin moved to nominate Ronald Anderson for the position of Secretary of the Planning Commission. Mr. Anderson indicated that he would accept. Bradley Mitchell seconded. Mr. Kelso asked for a vote. All votes were in favor of the nomination, and the motion carried.***

The lineup for 2016 will be:

- Planning Commission Chairman-**Harry Kelso**
- Planning Commission Vice-Chairman-**Bradley Mitchell**
- Planning Commission Secretary-**Ronald Anderson**

### **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, November 3, 2015**

Mr. Kelso asked for any changes, corrections, or additions to the minutes from the Tuesday, November 3, 2015 Planning Commission meeting. None were requested. Mr. Kelso asked for a motion.

***Ronald Anderson moved to approve the November 3, 2015 minutes as presented. Dennis Hurley seconded. All votes were in favor, and the minutes were approved as written.***

### **Pending Applications**

#### **Albert C. Kuhn-Kendor Summit Lots 3 & 4, Lot Addition, Zoned: Low to Medium Residential, Total Acreage: 0.70 Acre**

From the Agenda:

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*This plan is to combine Lots #3 and #4, the previously subdivided lands of Albert C. Kuhn into one single-family dwelling lot.*

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No one came forward to represent this plan. Mr. Kelso asked how long it had been since this plan was received. Mr. Borda stated that it had been received in July (2015), and has been sitting since then. He stated that the Applicant had granted numerous extensions. Mr. Kelso mentioned that he had had some difficulty reading the lot sizes on the map. Mr. Brehm noted that this was one of his comments. He stated that a memo had been issued on December 7, 2015, which he said was kind of early in the process for this revised plan. Mr. Brehm stated that the memo had included a number of comments in response to his July memo. He said that with the number of comments, he thought that the Plan would get tabled. He indicated that he had called John Madden's office and was told that all of the revisions had been made. Mr. Brehm said he asked for the revisions to be sent over so he could see them. He indicated that he had just received the revisions today and that everything had been taken care of. Mr. Brehm noted that the Commission had not yet seen the revised plan. He added that all of the December comments have been addressed, except for signatures.

Mr. Brehm summarized that the Plan is a lot addition, with two lots being combined, but took this long to get it finished. Mr. Mitchell asked about the easement. Mr. Brehm responded that these have been moved around, and were initially in the wrong place. He explained that there is a drainage easement down the ravine now. Mr. Kelso asked where the house will be placed. Mr. Brehm responded that it will be either on one side or the other. He added that it will probably be the east side, since that is where the room is. Mr. Brehm noted that the lots in this area have approved small-flow systems. He then described the location of the easement and the route it takes down to the creek. Mr. Mitchell asked if this lot has a small-flow system or if it is one that was cut across by a small-flow system. Mr. Borda stated that this lot will have a small-flow system but that this has not yet been approved by D.E.P. Mr. Mitchell asked about the triangles being shown on the Plan. Mr. Brehm indicated that these were deep probes, and that the Applicant had tried to get perc tests done. Mr. Brehm added that these have been removed from the revised plan.

Mr. Brehm mentioned that some other things had been raised, including the provided legal description, where bearings didn't match the Plan. He noted that this had been fixed, but still needs to be reviewed by Mr. Allshouse. He added that it is a combination deed. At this point Mr. Kelso said he thought that the lots had to be put together before a small-flow system could be approved. Mr. Borda stated that the small-flow system has not yet been approved by D.E.P. because the lots are not yet combined. He explained that the small-flow application had been sent to D.E.P. first, and was rejected due to the lots not being combined. Mr. Borda added that this is why the Plan had come back in.

Mr. Kelso asked Mr. Brehm if it was correct that he had just received the revisions today. Mr. Brehm acknowledged that this was correct. Mr. Kelso asked why this should be moved on if the Commission has not yet seen the revised plan. Mr. Brehm noted that this decision is up to the Commission. Mr. Kelso suggested that this matter be tabled. Solicitor Allshouse noted that the Commission has to see the Plan in order to make a decision. Mr. Brehm mentioned that he had not seen County comments. Mr. Borda said he had received a call from Steve Hoffman today, and that he had been told that the County comments were very few. He added that the comments may have been from back in July when the Plan was first submitted.

Mr. Kelso asked if the Township has any say in the small-flow systems. He mentioned a previous plan where two systems were going to run into one and one pipe was going to take both of them. Mr. Allshouse said that in that case there was a plan to bore under a Township road, which was denied due to the Applicant not wanting to put up a bond to make sure the road was protected. Mr. Borda stated that this one eventually got straightened out.

Mr. Kelso asked for a motion to table.

***Ronald Anderson moved to table this matter. Dennis Hurley seconded. All votes were in favor, and the motion carried.***

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Prior to adjournment Mr. Kelso mentioned the letter from the Borough of Carlisle that had briefly been discussed at the November meeting regarding possible changes in the area of the entrance to the Borough. Mr. Kelso indicated that he didn't want to discuss it this evening, but did want to gather some more information and then talk about it next time. He said that he wanted to meet with Mr. Borda and get some information on which lots, the depth of the lots, what they are zoned, etc. Mr. Borda stated that everything in the Township that the Borough wishes to change is Neighborhood-Commercial. Mr. Kelso stated that there are things that can be done in Neighborhood-Commercial that can support what the Borough wants, although not as much. Mr. Borda indicated that this was correct. Mr. Mitchell stated that the point he wished to make is that the Borough doesn't have any regulation about anything. He noted that they have a bunch of things that they say they should do, but they do not at any point require anything to do them. He added that he didn't want to get into that for the Township.

Mr. Borda spoke at this point. He asked why the Township should foot the bill for what it's going to do to help the Borough of Carlisle. He acknowledged the need to have a friendly relationship with Carlisle, but added that most of what the Township is going to get done anyway, is already zoned to allow that to happen. Mr. Kelso agreed. Mr. Borda further stated that changing the zoning for the Borough would cost the Township money to do that. He said that unless someone comes in with a bunch of money and buys up 15 Township lots and combines them to put something on it, which is unlikely since the lots are not that big, it would not do much for the Township. He added that this issue could be looked at to see if the Township could come up with some kind of an idea for something. Mr. Borda then mentioned the possibility of creating a whole new zone. He stated that this is a "headache," especially just for that area. Mr. Kelso pointed out that the creation of a new zone would involve new uses and new rules for every single use and would be very, very expensive. Mr. Borda suggested that an overlay could be done just for this area and is one possible way to approach it. He explained that the underlayment is what it is now and the overlay could allow other things. He added that this would still involve changing the ordinance and adding things.

Mr. Anderson asked if this would add value to the Township. He pointed out that this is a simple "yes or no" question. Mr. Borda noted that the Borough is trying to say that it will, but pointed out that he is not seeing it right now. Solicitor Allshouse pointed out that the Township is not going to be getting a hotel there since

there is no property big enough for it where the Borough would like to see it. He noted that the plan advertised by the Borough is for hotels and restaurants, and that restaurants are already permitted in the Township in the zone as it is right now. He pointed out that anytime something is created, it is necessary to consider not only the impact there, but also every other location that will be affected by what is created. He then mentioned the possibility of the creation of an overlay district. Mr. Allshouse noted that this is a smaller project, but it is not in the book. He asked if the Township will recodify or just hand people the overlay stuff or tell them to find it online. He added that the Township just did that. Mr. Allshouse then asked what value the Township will get out of the money that will be spent on it. He noted that this would be a favor to the Borough and added that no one has shown how this would benefit the Township.

There was no more discussion.

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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 7:15 p.m.

Respectfully Submitted,

**Ronald Anderson**  
Secretary,  
North Middleton Township Planning Commission

**Michael S. Medvid**  
Recording Secretary