

## **North Middleton Township Planning Commission January 3, 2017**

The meeting of the North Middleton Township Planning Commission was held at the Township Municipal Building, 2051 Spring Road, Carlisle, PA on January 3, 2017. Chairman Harry Kelso called the meeting to order at 7:00 pm. Board members present were Vice Chairman Bradley Mitchell, Pam Martin, Ronald Anderson, Dennis Hurley, Rod Borda, Solicitor Mark Allshouse, Engineer Doug Brehm, Steve Hoffman from the Cumberland County Planning Commission and Recording Secretary Dana Billet.

**Visitors:** see attachment A.

### **Planning Commission Reorganization for 2017**

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

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

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

### **Public Comment / Hearing of Visitors**

None

### **Approval of the Minutes for November 1, 2016**

Mr. Kelso asked for any changes, corrections, or additions to the minutes from the Tuesday, November 1, 2016. None were requested. Mr. Kelso asked for a motion.

Ronald Anderson moved to approve the November 1, 2016 minutes as presented. Pam Martin seconded. All votes were in favor, and the minutes were approved as written.

### **Pending Applications**

#### **1. Village at North Ridge Phase II - Lots 113 and 114 #16-05**

The plan is to consolidate Lots 113 and 114 into one lot to be known as Lot 113.

Lee Bothell, from Alpha Consulting Engineers was present to represent Steve Johansen, who is the developer.

Mr. Kelso asked Mr. Johansen why the two lots were being combined. Mr. Johansen stated that he has a customer who lives in North Ridge that built a home approximately 9 or 10 years ago, and this lot borders their home. The residents people will be building a home for their in-laws and they will live in the home above it. Mr. Johansen approached the Homeowners Association and received their approval to remove the lots from the Village of North Ridge to the North Ridge Development.

Mr. Kelso asked Mr. Brehm if you start changing lots and other things do you have to change the preliminary plan. Mr. Brehm stated that there would be a consolidation deed and it would state that the lots were combined and it would be known as the new lot 113. The only thing that wouldn't be on the plan would be the missing lot 114.

Mr. Kelso stated that Zach Zook, from the Public Works Department had no objections to the plan. Mr. Borda also stated he had no issues with it. Mr. Kelso asked if there were any comments from the water and sewer, Mr. Borda stated they had no objections.

Mr. Kelso asked if the County had any issues. Mr. Mitchell stated that the water and sewer authority said they will have to disconnect one of the water laterals and one of the sewer laterals at the main and permanently cap both from the main line. See attachment B.

Mr. Hoffman from the Cumberland County Planning Commission stated that he had two minor comments and he was sure they would be address. See attachment C. Mr. Hoffman asked Ms. Bothell if she received his comments. Ms. Bothell stated she had not received his comments.

Mr. Kelso asked Mr. Brehm to go through his comments. Mr. Brehm stated that most of his comments could be addressed or answered easily. See attachment D

Discussion was held regarding the waiver.

Solicitor Allshouse stated that based upon the developer's intention that they are requesting the waiver tonight and they just didn't get it to us in writing and that it will be on the new submission. There is a waiver request in front of you just not in writing. You can make a motion to approve or deny the waiver of a preliminary plan contingent upon receiving that waiver in writing from the developer prior to final approval.

Mr. Mitchell asked if this was under the old or new rules. Mr. Borda stated that this one falls under the new rules.

Mr. Mitchell made the motion that when we receive a written request we deem that waiver approved for Section 180-15 of Subdivision Land Development Ordinance for preliminary plan submissions. Ronald Anderson seconded the motion. All votes were in favor, and the motion was approved.

Mr. Kelso made a motion to recommend approval of the plan, subject to Brehm-Lebo Memorandum dated December 22, 2016 and the comments from the Cumberland County Planning Commission dated December 27, 2016. Ron Anderson seconded the motion. All votes were in favor, and the motion was approved.

**2. Mountain View Estates Phase II – Final Subdivision #16-06**

This plan is for thirty (30) lots for 30 detached single family homes. This plan is under the old ordinance.

Mr. Kelso stated that there are a lot of comments for this plan. Mr. Kelso stated he felt that they should table the plan tonight because there seems like a lot of issues need to be address.

Discussion was held between the Planning Commission, Mr. Brehm, Ms. Bothell and Mr. Johansen regarding some of the comments and what needs to be addressed for the plan to move forward.

Bradley Mitchell made a motion to table the Mountain View Estates Phase II. Pam Martin seconded the motion. All votes were in favor, and the motion was approved.

**Adjournment**

Mr. Kelso asked for any further business. None was offered.

With no further business before the Planning Commission, Ronald Anderson made a motion to adjourn. Bradley Mitchell seconded the motion. The meeting adjourned at 7:35 p.m.

Respectfully Submitted,

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

**Dana A. Billet**  
Recording Secretary