

**North Middleton Township Planning Commission
February 7, 2017**

The meeting of the North Middleton Township Planning Commission was held at the Township Municipal Building, 2051 Spring Road, Carlisle, PA on February 7, 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, Codes Officer Rod Borda, Solicitor Mark Allshouse, Steve Hoffman, Cumberland County Planning Commission and Recording Secretary Dana Billet. Engineer Doug Brehm was not in attendance.

Visitors: see attachment 1.

Public Comment / Hearing of Visitors

None

Approval of the Minutes for January 3, 2017

Mr. Kelso asked for any changes, corrections, or additions to the minutes from the Tuesday, January 3, 2017. None were requested. Mr. Kelso asked for a motion.

Ronald Anderson moved to approve the January 3, 2017 minutes as presented. Bradley Mitchell seconded. All votes were in favor, and the minutes were approved as written.

Pending Applications

1. Ma's Cookies Conditional Use #17-001

This is a request for a facility to bake and distribute specialty cookies, which are used to increase a mother's milk supply when breast feeding, at 817 Newville Road. Food service facilities are permitted as a conditional use in the Neighborhood Commercial District. The current property is zoned Neighborhood Commercial.

Andrew Reese from Madden Engineering was present to review the plan.

Mr. Kelso ask if this was going to be a new building. Mr. Reese stated that there are three lots and this one would be the middle lot. Rustic Tavern has the lot to the left and Lebo's Plumbing has the other lot.

Mr. Reese stated that the business is currently located out by Doubling Gap. They are currently using a 2,000-square foot building because it started as an in home business. The business has grown so they are currently looking for a larger property to house the business.

At the current location, they do baking, packaging and office work. All retail sales are handled through the U.S. Post Office. Retail sales are not planned for the Newville Road property.

Deliveries will be minimal to none, but there might be a box truck that comes in once a week or once every two weeks with a delivery. Most of the time they do their own shopping for their supplies.

The hours of operation would be approximately 10 to 12 hours a day, usually between the hours of 5:00 am and 6:00 pm. There should not be any weekend hours, but it may

be necessary to work an occasional Saturday in the morning. The business currently has a total of three employees.

Mr. Reese provided a site layout for the members to review. There will be no signage to promote the business. They do not expect to have people stopping by to make purchases. There is water and sewer available and they would only need a short lateral to connect to the water and sewer.

Mr. Reese stated that there will be a basement and at this time they do not plan to have a tenant in the basement. It is strictly for storage. Mr. Kelso ask if someone was going to rent the basement would they need to come back for another conditional use. Mr. Allshouse stated it would depend on what they would do with the basement. Mr. Allshouse stated that they are currently approving one use for the property and if they want to use it for another use they have to come to the Township for a permit.

Mr. Hoffman, Cumberland County Planning Commission, ask how they came up with the parking spaces. Mr. Reese stated that it is basically one per employee but they do have extra room if they need additional spaces.

Mr. Kelso ask if the Conditional Use is approved how quickly do they plan to move forward. Mr. Reese stated that they are ready now to move forward if the plan gets approved.

Mr. Mitchell ask if the business would expand is there any limitations they should put on the property now. Mr. Allshouse stated that they could put a stipulation on retail sales or the retail sales could be limited to a certain amount. Mr. Allshouse stated that he feels that the Commission needs to listen to what their intent is and allow it and if they intend to do something different they can come back and revisit the Conditional Use.

Mr. Hurley ask if it was going to be a single shift operation. Mr. Reese stated it was a single shift operation. Mr. Hurley ask if any of the ovens need a vent. Mr. Reese stated they did not.

Mr. Allshouse ask if there was an interior floor plan available. Mr. Reese stated he did not have one with him.

Mr. Kelso ask for a motion to recommend approval of the Conditional Use Plan based on the information presented. Mr. Hurley made the motion, Mr. Anderson seconded the motion. All votes were in favor, and the motion was approved.

2. Benjamin & Anna Stine Subdivision Plan #17-01

The property is located at 221 Cornman Road and the plan is to subdivide one lot into two lots.

Mike Wadel from E. L. Diffenbaugh Associates stated the property is a 66-acre farm with a barn, a house and some other accessory structures on it. The property located on Cornman Road with some frontage on Longs Gap Road. The plan is to subdivide the farm along Cornman road. The new lot would be on the northern side of Cornman Road with the house, the barn and well and septic on it. The southern side, which would be 55

acres, would be unapproved agricultural land. There is no new construction planned. It is basically splitting the farm into two pieces.

Mr. Wadel reviewed the waivers being requested.

Mr. Wadel stated that there will be no earth moving and no new construction

No earth moving, no new construction, essentially splitting the property into 2 pieces.

Mr. Mitchell ask if there are wetlands on the property. Mr. Wadel stated there are wetlands on the property they just didn't do any delineations on them.

Mr. Kelso ask if any soil testing was done. Mr. Wadel stated there was not. They spoke with the SEO and he said it was not necessary to do soil testing. Mr. Borda stated that they did do a waiver request and it was being handled through DEP. See attachment #2

Mr. Hoffman, Cumberland County Planning Commission, stated that in his comments the deed has some things omitted and perhaps the owner should add those items so that the deed is correct. See attachment #3

Mr. Kelso reviewed the comments from Brehm-Lebo. See attachment #3.

Mr. Kelso stated that if they approve the plan tonight they will have to have all comments address prior to it going in front of the Board of Supervisors. Mr. Wadel stated it would be complete.

Mr. Kelso ask for a motion to recommend approval of the request for the waiver of the Preliminary Plan requirement 180-15. Mr. Mitchell made the motion, Mrs. Martin seconded the motion. All votes were in favor, and the motion was approved.

Mr. Kelso ask for a motion to recommend approval of the request for the waiver of a Wetlands Study 180-27.B(10). Mr. Anderson made the motion, Mrs. Martin seconded the motion. All votes were in favor, and the motion was approved.

Mr. Kelso ask for a motion to recommend approval of the request for the waiver that the monument not placed but instead a surveyor marker would be utilized 180-43. Mr. Mitchell made the motion, Mr. Hurley seconded the motion. All votes were in favor, and the motion was approved.

Mr. Kelso ask for a motion to recommend approval to forward the plan to the Board of Supervisors with the requirement that all the comments from Cumberland County and Brehm-Lebo Engineering are resolved prior to going before the Board of Supervisors. Mrs. Martin made the motion, Mr. Mitchell 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 7:49 p.m.

Respectfully Submitted,

Ronald Anderson
Secretary,
North Middleton Township Planning
Commission

Dana A. Billet
Recording Secretary