

North Middleton Township Planning Commission
April 4, 2017

The meeting of the North Middleton Township Planning Commission was held at the Township Municipal Building, 2051 Spring Road, Carlisle, PA on April 4, 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, Engineer Doug Brehm, Steve Hoffman of the Cumberland County Planning Commission and Recording Secretary Dana Billet.

Visitors: see attachment 1.

Mr. Kelso made the announcement that Frederick Court has pulled their plans from the agenda for tonight's meeting.

Public Comment / Hearing of Visitors

Steven Music of 1904 George Avenue stated that he lives right across the street from where the proposed road will come out from the Frederick Court development. The area has been stagnant regarding house prices and he is concerned the development it will affect the value of his home. Another concern is that his house is directly across from where the road comes out and the lights will shine into his windows. Mr. Music is also concerned about the amount of traffic coming out of the development and the children playing on the street. Mr. Music stated that he feels single family homes or townhouses would be better than low income housing.

Linda Nopson of 1906 George Avenue stated that she lives next door to Mr. Music. She supports Mr. Music's statement.

Lora Foltz of 1907 George Avenue stated that her property backs up to the proposed development. Ms. Foltz does not have a problem with them building a development. She has a problem with the amount of proposed housing. Ms. Foltz's concern is with the amount of traffic the proposed development would create. Ms. Foltz stated there is a creek behind the development and she was told that you can't build in that area. Ms. Foltz stated that common sense would be to build homes not apartments. Ms. Foltz asked if the gas line would be affected. Mr. Borda stated that there is a Sunoco gas line and they have a right of way of 50 or 100 feet where they can not build.

Mr. Kelso stated that he assumes that Frederick Court will be on the agenda for the meeting next month. He advised the residents to check the agenda for updates.

Approval of the Minutes for February 7, 2017

Mr. Kelso asked for any changes, corrections, or additions to the minutes for the February 7, 2017. None were provided. Mr. Kelso asked for a motion.

Ronald Anderson moved to approve the February 7, 2017 minutes as presented. Bradley Mitchell seconded. All votes were in favor, and the minutes were approved as written.

Pending Applications

1. **Cloyd N. & Joyce A. Miller Subdivision #17-02**

This is a plan to subdivide an existing lot into two non-building lots.

Chris Hinkle, from Burget & Associates, reviewed the revised plan with County comments and engineer comments. The property has approximately 107 acres and is located on the east and west sides of 3150 Waggoners Gap Road. It is also bisected by Millwick Road, there is a piece that lays to the southern side. The east side of the property has barns, sheds and out buildings used by the farm. The west side has an existing single family home and a garage. Coming off Millwick Road there is an additional dwelling on the property with a garage that accesses onto Millwick Road.

The proposal is to use Waggoners Gap Road as the dividing line and separate the property into two separate lots. There will be an existing lot to the west and an existing lot to the east. The proposed are non-building lots. No sewage testing was done because it is farm ground and the other side currently has dwellings on it.

Mr. Kelso stated that there are two dwellings that have never been subdivided. Mr. Hinkle stated that the two homes share a well but they have their own separate septic systems. Mr. Kelso asked if the family was going to continue to live there. Mr. Hinkle stated he did not know.

Mr. Hoffman asked if Lower Frankford waived the review of the plan. Mr. Hinkle stated the Lower Frankford Planning Commission reviewed the plan and forwarded it to the Board of Supervisors who are reviewing it tonight. Mr. Hinkle stated there were comments from the County.

Mr. Hinkle stated that he feels there is some clean up to be done on the plans. Mr. Hinkle has a response letter that is ready to be reviewed. They are proposing non-building lots and it is on its way to DEP.

Mr. Kelso asked Mr. Hinkle if he agreed with the County's comments. Mr. Hinkle stated he did. Mr. Hinkle asked if there were any zoning comments. Mr. Borda stated the only comments they had were already addressed.

Mr. Hinkle stated that the County had questioned the three overlay districts, surface waters, streams and wetlands and he thought the engineer's comment on open water was really for ponds and lakes.

Mr. Hinkle and Mr. Brehm discussed comment 19 on their letter dated March 10, 2017. Mr. Brehm stated that he will review the comment and send Mr. Hinkle an email tomorrow.

Mr. Brehm stated that his comments are only clean up items.

Mr. Hinkle provided the Planning Commission with a list of waivers he is requesting. Mr. Brehm stated he was fine with the requested waivers.

Mr. Kelso asked for a motion to recommend approval of the six waivers from the letter dated March 15, 2017, the waivers are:

1. *Section 180-15 (Preliminary Plat Requirements). Due to the fact that we are proposing to subdivide an existing lot into two non-building lots with no earthmoving activities, we ask for relief from the Preliminary Plan Procedure.*
2. *Section 180-24.B(1) / 180-27.B(1) (Drawing Scale). To aid in creating a clear and legible plan for review, we ask for relief from the required drawing scale.*
3. *Section 180-24.B(14) (Utility Pole Location). Due to the fact that the plan does not propose any new electric services, we ask for relief of showing the existing utility pole locations.*
4. *Section 180-41.C (Land Dedication / Recreation Fee). Due to the fact that the plan is proposing non-building lots with no new residential dwellings, we are asking for relief of providing for the development of recreational areas or facilities or fee.*
5. *Section 180-27.B.10 (Wetlands Investigation). Due to the fact that we are proposing to subdivide an existing lot into two non-building lots with no earthmoving activities, we ask for relief from having a wetland delineation completed.*
6. *Section 180-24.B(14) (Culvert Location). Due to the fact that the plan does not propose any proposed improvements, we ask for relief of showing the existing culvert pipe locations.*

Mr. Mitchell made the motion, Mr. Hurley seconded. All votes were in favor, and the motion was approved.

Mr. Kelso asked for a motion for a recommendation to send the plan to the Board of Supervisors recommending approval upon compliance with all County and engineering comments. Mr. Hurley made the motion, Mr. Mitchell seconded. All votes were in favor, and the motion was approved.

Mr. Kelso informed the Planning Commission that the Board of Supervisors are going to be discussing a Grading Ordinance at their meeting on Thursday night. Discussion was held between the Planning Commission and Mr. Brehm regarding the proposed Ordinance.

Mr. Hoffman stated that the County will be having another informational session over lunch on April 18th at the office on Allen Road. The discussion will be on short term rentals, Air B & B's. If anyone is interested they should contact Mr. Hoffman to let them know they will be attending.

Adjournment

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

With no further business before the Planning Commission, Bradley Mitchell made a motion to adjourn. Pam Martin seconded the motion. The meeting adjourned at 7:30 p.m.

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Respectfully Submitted,

Ronald Anderson
Secretary,
North Middleton Township Planning
Commission

Dana A. Billet
Recording Secretary