

North Middleton Township Planning Commission
August 15, 2023

The meeting of the North Middleton Township Planning Commission was held at the Township Municipal Building, 2051 Spring Road Carlisle, PA on August 15, 2023. Chairman Bradley Mitchell called the meeting to order at 6:00 p.m. Present were Ronald Anderson, Harry Kelso, Scott Forsythe, Zoning Officer Paul Wilson, Engineer Doug Brehm, and Recording Secretary Tasha Cressler. Not in attendance were Mehdi Atar, Township Manager John Epley, and Solicitor Zachary Rice.

Visitors: See attachment #1

Public Input: There was none.

Meeting Minutes – July 18, 2023

Ron Anderson made a motion to approve the minutes from July 18, 2023. Harry Kelso seconded the motion, the motion carried.

Pending Applications:

Creek Terrace Land Development Plan #2023-06: This is an application for a Lot Consolidation and Land Development Plan for Creek Terrace, LLC on properties located at 70, 80, & 90 Creek Road, and 12, 34, 54 Cranes Gap Road. The project proposes 38 townhomes. Dan Wise updated the Commission on the plan. At least half of the engineering comments have been addressed. The remaining comments include a handful of technical comments, comments awaiting outside agency approvals, and administrative items.

Chairman Mitchell asked if the County comments have been reviewed. Mr. Wise indicated they have been addressed. Mr. Wise confirmed the storage facility next door is not receptive to allowing a second access along the property line. To satisfy parking concerns, there would be a deed restriction prohibiting RVs and other large recreational vehicles. Mr. Wilson indicated all zoning comments have been addressed. The Township received a statement from representatives of the fire company, indicating the storm water and fire hydrants were acceptable.

Scott Forsythe questioned whether the County comment regarding the US Postal Service was addressed. Mr. Wise indicated this has not been finalized with addresses at this time. Doug Brehm indicated there are a few remaining comments about grades and slopes that will need to be worked out, and the remainder of the comments are administrative which should not change the plan.

A public comment was made regarding concern for the stormwater runoff and privacy for the existing residents.

Ron Anderson made a motion to recommend the Board of Supervisors conditionally approve the plan along with the granting of Waiver Requests # 1, 2, 3, 4, 7, and 8, subject to (1) the Developer addressing all outstanding comments in the most recent Brehm-Lebo engineering

review letter; (2) the Developer either obtaining approval from the Board of Supervisors for Waiver Requests # 5 and 6 or amending the plan to eliminate the need for Waiver Requests # 5 and 6; and (3) the Developer obtaining any and all necessary third party permits and approvals. Harry Kelso seconded the motion and the motion carried.

Creek Terrace Land Development Plan #2023-06 Waiver Requests.

1. Chapter 180, Section 24.A: Preliminary Plan.
Ron Anderson made a motion to approve Waiver Request Chapter 180, Section 24.A. Scott Forsythe seconded the motion, the motion carried.
2. Chapter 180, Section 37.C: Two or more means of ingress and egress.
Ron Anderson made a motion to approve Waiver Request Chapter 180, Section 37.C. Harry Kelso seconded the motion, the motion carried.
3. Chapter 180, Section 38: Sidewalks along lot frontage.
Scott Forsythe made a motion to approve Waiver Request Chapter 180, Section 38. Harry Kelso seconded the motion, the motion carried.
4. Chapter 180, Section 39: Curbs and gutters along road frontage.
Scott Forsythe made a motion to approve Waiver Request Chapter 180, Section 39. Ron Anderson seconded the motion, the motion carried.
5. Chapter 180, Section 84.C: Steep Slopes.
Harry Kelso made a motion to approve Waiver Request Chapter 180, Section 84.C. There was no second to the motion the motion did not carry. The Planning Commission wishes to enforce the ordinance.
6. Chapter 180, Section 84.E: No change with greater slope within 10' of property line.
Scott Forsythe made a motion to approve Waiver Request Chapter 180, Section 84.E. Ron Anderson seconded the motion. The motion did not carry. The Planning Commission wishes to enforce the ordinance.
7. Chapter 180, Section 85.2.d: Include steep slopes in stream protection overlay.
Ron Anderson made a motion to approve Waiver Request Chapter 180, Section 85.2.d. Harry Kelso seconded the motion, the motion carried.
8. Stormwater Management Ordinance 175-12.A.3: Runoff volume management.
Scott Forsythe made a motion to approve Waiver Request Stormwater Management Ordinance 175-12.A.3. Ron Anderson seconded the motion, the motion carried.

Take 5 Car Wash – Waiver for Land Development Review

The driveway of the storage facility is in North Middleton Township. The remaining Land Development is not within North Middleton Township. The only effect on the Township would be additional traffic to the existing driveway.

Waiver Request: 180-5: Application of Regulations. Scott Forsythe made a motion to approve Waiver Request: 180-5. Harry Kelso seconded the motion, the motion carried.

Old Business: No Old Business

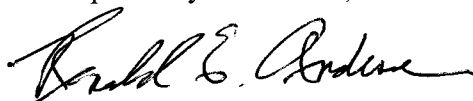
New Business:

Chairman Mitchell will provide the Cumberland County Comp Plan to the members. A grant has been approved to place a round-about at the Cranes Gap intersection.

Adjournment:

Chairman Mitchell adjourned the meeting at 6:52pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Ronald E. Anderson".

Ron Anderson, Secretary

Tasha Cressler
Recording Secretary