

## **North Middleton Township Planning Commission January 18, 2022**

The meeting of the North Middleton Township Board of Supervisors was held at the Township Municipal Building, 2051 Spring Road, Carlisle, PA. Bradley Mitchell, Harry Kelso, Ronald Anderson, Scott Forsythe, Manager John Epley, Solicitor Tyler Beaston, Recording Secretary Dana Billet. Mehdi Atar was not present for the meeting.

**Visitors:** See Attachment #1

### **Public Comment Non-Agenda Items**

There was none.

### **Planning Commission Reorganization**

Solicitor Tyler Beaston informed the members that they would have to nominate a Planning Commission Chairman. Scott Forsythe nominated Bradley Mitchell for Chairman. Ronald Anderson seconded the nomination. Motion to appoint Bradley Mitchell as Chairman was approved by a 4-0 vote.

Solicitor Tyler Beaston stated nomination were open for the Planning Commission Vice-Chairman. Chairman Mitchell nominated Scott Forsythe for Vice Chairman. Ronald Anderson seconded the nomination. Motion to appoint Scott Forsythe as Vice-Chairman was approved by a 4-0 vote.

Solicitor Tyler Beaston stated that nominations for Planning Commission Secretary were now open. Chairman Mitchell nominated Ronald Anderson for Secretary. Scott Forsythe seconded the nomination. Motion to appoint Ron Anderson as Secretary was approved by a 4-0 vote.

The meeting was then turned over to Chairman Mitchell.

### **Meeting Minutes: December 21, 2021**

Ronald Anderson made a motion to approve the minutes from December 21, 2021. Scott Forsythe seconded the motion, the motion carried.

### **Pending Applications**

**Henry's Hallmark Land Development Plan #2021-07:** The property is located at 700 West Suncrest Drive. The property is currently a vacant lot. The applicant would like to build a contractor's office. They did receive Conditional Use approval from the Board of Supervisors on November 19, 2021

Ryan Rhoades of Michael Baker International, stated that they added a few additional parking spaces and moved the proposed building back slightly. Other than those few minor changes everything on the plan is the same. Mr. Rhoades stated they did receive comments from Brehm-Lebo Engineering and Ruben Lao, Assistant Zoning Officer and the comments have been addressed.

Mr. Mitchell stated that they received a lot of information regarding water runoff. Doug Brehm informed the Planning Commission that they had to run the water into a storm inlet. Mr. Brehm stated that he is okay with their stormwater plan. Mr. Brehm suggested using an 8" pipe instead of a 6" pipe currently proposed.

Mr. Brehm stated they did do two reviews on the plan.

Scott Forsythe made a motion to approve Henry's Hallmark Final Land Development Plan providing all comments from Brehm-Lebo Engineering and the North Middleton Authority have been addressed. Harry Kelso seconded the motion, the motion carried.

**Henry's Hallmark Final Land Development Plan #2021-07 Waiver Requests**

- a. **Article V, Section 180-24:** A preliminary plan submission is requesting to be waived due to the simplicity of the proposed Contractor's Office. The proposed development consists only of a building, parking area, utility connections, and stormwater management features. The lot was previously subdivided and stormwater management designed as part of a plan for Shaffer Business Park recorded September 7, 1999 in Plan Book 70 Page 112.

Scotty Forsythe made a motion to approve waiver Article V, Section 180-24. Ronald Anderson seconded the motion, the motion carried.

- b. **Article V, Section 180-38.A:** The existing site does not have sidewalks along the street frontage. Proposed sidewalk would not be consistent with the surrounding development.

Scott Forsythe made a motion to approve waiver Article V, Section 180-38.A. Harry Kelso seconded the motion, the motion carried.

- c. **Article V, Section 180-37.C:** The existing site is located within a cul-de-sac with 69 feet of frontage. It is not feasible to provide more than one ingress and egress.

Scott Forsythe made a motion to approve waiver Article V, Section 180-37.C. Harry Kelso seconded the motion, the motion carried.

**Flo Carpenter Subdivision Plan #2021-06:** The property is located at 431 Cornman Road. The purpose of this plan is to subdivide Lot 2A with one of the two existing dwelling from Lot 1 to combine it with Lot 2 and to subdivide Lot 1A from Lot 2 to combine with Lot 1.

There will be no new construction, but there will be a new well. Ms. Carpenter want to get her home and her granddaughter's home on two separate lots. Both homes have their own septic, but they share a well. A second well is proposed for the property.

He did receive comments from Ruben Lao, Assistant Zoning Officer.

Mr. Brehm stated they did have a few comments that should be easy to clean up.

Scott Forsythe made a motion to approve the Flo Carpenter Subdivision providing all comments from Brehm-Lebo Engineering have been addressed. Ronald Anderson seconded the motion, the motion carried.

**Comprehensive Plan Update**

Manager Epley gave an update to the Planning Commission regarding the progress with the Comprehensive Plan. One item that is being discussed is regarding property located on North Hanover Street. Possibly making it an Overlay Zone to conform with Carlisle Borough's current zoning.

Once the draft Comprehensive Plan has been reviewed by the committee, it will go in front of the Planning Commission and then sent out to all surrounding municipalities. The Board of Supervisors will then hold a public hearing.

**Planning Commission Meeting Start Time**

Discussion was held regarding changing the start time of the Planning Commission meetings. It was determined that 6:00 pm should be the start time beginning in February 2022.

Scott Forsythe made a motion to change the Planning Commission meeting start time to 6:00 pm on the third Tuesday of the month. Harry Kelso seconded the motion, the motion carried.

**Adjournment**

Chairman Mitchell adjourned the meeting at 7:04 pm.

Respectfully submitted,

**Dana A. Billet**  
Township Secretary