

North Middleton Township Planning Commission

April 18, 2023

The meeting of the North Middleton Township Planning Commission was held at the Township Municipal Building, 2051 Spring Road Carlisle, PA on April 18, 2023. Chairman Bradley Mitchell called the meeting to order at 6:02 p.m.. Present were Ronald Anderson, Chairman Bradley Mitchell, Scott Forsythe, Township Manager John Epley, Engineer Doug Brehm, Solicitor Zachary Rice, and Recording Secretary Tasha Cressler. Not in attendance were Mehdi Atar and Harry Kelso.

Visitors: See attachment #1

Public Comment Non-Agenda Items:

There was none.

Meeting Minutes – March 21, 2023

Chairman Mitchell requested a modification to a sentence structure on page four, which was revised. Ron Anderson made a motion to approve the minutes from March 21, 2023. Scott Forsythe seconded the motion, the motion carried.

Steele Final Subdivision Plan #2023-05: This is an application for a Subdivision of a property located at 590 North Middleton Road. The proposed new lot will utilize a small flow sewage treatment facility.

Joshua Mell, of Wadel-Mell, presented the plan. The developer wishes to subdivide a 3-acre lot of the existing 6.5-acre property. The sewage system proposed for this subdivision is a small flow system.

Engineer Doug Brehm indicated there was a zoning issue in the past that has been resolved. No technical comments remain. The plan will utilize a shared driveway by way of the existing driveway. The shared portion of the driveway is already improved and paved, and therefore there are no proposed modifications to the existing drive. The developer will extend this drive to the new home, and that portion will not be shared. There will be an agreement developed regarding who will maintain the shared portion of the driveway. Any remaining comments are administrative.

Chairman Mitchell requested clarification regarding the net acreage listed on the plan. Mr. Mell indicated the difference of the 3.487-acre remaining vs the 3.463-acre net accounts for the actual street right-of-way. The developer is offering an additional right-of-way. The easement for the small flow system is proposed across the residual property. There is an existing easement across the property to the North. Chairman Mitchell also questioned the necessity of the 50-foot radius on the plan. Mr. Mell clarified this would be for a turn-around area, and for fire needs. This allocation will also allow for a proposed street to be placed there in the future, as it would meet the requirements for a street.

Mr. Anderson asked who maintains and keeps records of the small flow treatment facility. Mr. Brehm indicated the permit for the facility will include conditions which require the owner be responsible for monitoring it and will likely include filing periodic paperwork with DEP to maintain it. Mr. Anderson also requested clarification if the subdivision would meet the minimum 3-acre requirement for a small flow treatment facility, as previous paperwork indicated the lot would be 2.88 acres. This requirement was missed on the original submission and has since been revised to ensure the lot is the required 3-acre amount for this facility.

Solicitor Zachary Rice asked if there was any anticipation of a joint-use agreement for the driveway. Mr. Brehm confirmed an agreement will need submitted.

Mr. Anderson questioned whether the boundary markers were able to be rebar, as opposed to concrete monuments. Mr. Brehm indicated due to the advances in technology, not all markers needed to be concrete monuments and rebar was acceptable. The plan does have one concrete monument proposed.

Ronald Anderson made a motion to recommend the Board of Supervisors approve the plan conditioned upon resolving the remaining engineering and/or county comments, and executing a joint-use driveway agreement to the satisfaction of staff and the solicitor. Scott Forsythe seconded the motion, the motion carried.

Steele Final Subdivision Plan #2023-05 Waiver Requests:

1. Chapter 180, Section 24.A: Preliminary Plan: A preliminary plan submission is requesting to be waived. Ron Anderson made a motion to approve Waiver Section 180-24.A. Scott Forsythe seconded the motion, the motion carried.
2. Chapter 180, Section 34.W(4)(b)[1]: Minimum Cartway Centered in right-of-way: This waiver is requested to allow the continued use of the existing driveway. Ronald Anderson made a motion to approve Waiver Section 34.W(4)(b)[1]. Scott Forsythe seconded the motion, the motion carried.

Steele Final Subdivision Plan #2023-05 Sewage Module (Resolution)

Request for an Amendment to the Act 537 Plan: Allowing On-Lot Sewage system: Ronald Anderson made a motion to authorize signing the Sewage Module Resolution. Scott Forsythe seconded the motion, the motion carried.

Creek Terrace Land Development Plan #2023-06: Due to the Engineering, Zoning, and County comments, this plan has been tabled to resolve outstanding issues.

Creek Terrace Land Development Plan #2023-04 Waiver Requests: These items were tabled along with the plan.

1. Chapter 180, Section 24: Preliminary Plan
2. Chapter 180, Section 84.C: Steep Slopes

3. Chapter 180, Section 37.C: Two or more means of ingress and egress.

Old Business

Draft Comprehensive Plan: The Comprehensive Plan Committee is working on revising the plan based on the public input provided at previous meetings. It is intended to be presented at the next Planning Commission Meeting.

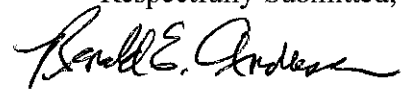
New Business:

No New business was discussed.

Adjournment:

Chairman Mitchell adjourned the meeting at 6:27pm.

Respectfully Submitted,

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

Secretary Ron Anderson

Tasha Cressler

Recording Secretary