

## **North Middleton Township Planning Commission**

**August 16, 2022**

The meeting of the North Middleton Township Planning Commission was held at the Township Municipal Building, 2051 Spring Road Carlisle, PA on August 16, 2022. Chairman Bradley Mitchell called the meeting to order at 6:01 pm. Present were Ronald Anderson, Bradley Mitchell, Harry Kelso, Scott Forsythe, Township Secretary Dana Billet, Engineer Doug Brehm, Medhi Atar, and Recording Secretary Tasha Cressler. Not in attendance were Township Manager John Epley and Solicitor Zachary Rice

**Visitors:** See attachment #1

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

There was none.

### **Meeting Minutes – June 21, 2022**

Harry Kelso made a motion to approve the minutes from June 21, 2022. Scott Forsythe seconded the motion, the motion carried.

### **Pending Applications:**

#### **Bennington Phase 2 Final Subdivision Plan #2022-04**

The Proposed Phase 2 is located on the north side of McClures Gap Road, north of Westminster Cemetery, for 24 single-family homes on a 10.34 acre lot.

Kent Raffensberger, from Johnston and Associates and Jeff Riley, from Freedom Development were present to represent the plan. This is a continuation of the first phase which has been established. Engineer Doug Brehm indicated the remaining comments are technical or drainage related. Doug indicated there were some drainage issues last summer when water bypassed the pond. There were remedial changes that seemed to prevent this issue from reoccurring. The blending of this new grading with the already existing basin will need to be reviewed to ensure this issue does not continue. Doug does not have outstanding concerns with the presented plan. The first phase has gone smoothly, and inspections have been positive. Doug is working on a partial bond release for what has been approved. This should be completed this week.

Chairman Mitchell confirmed that the county comments have been addressed. Mr. Raffensberger indicated that a waiver was previously requested and approved with the preliminary plan in February 2019 regarding the 24 proposed units being less than 25% of the total dwelling units. Chairman Mitchell requested confirmation that the 10-foot easements from abutting properties would make up the full 20-foot requirement. Mr. Raffensberger confirmed that is the intention, and the easements would be there to assist in any issues that stem from improper grading. Mr. Raffensberger also confirmed that the trees have been shifted to satisfy the clear sight triangle at full maturity. Additionally, the ending of Distribution Drive in a cul-de-sac versus connecting with McClures Gap Road has been revised and accurately appears on the plan.

Mehdi Atar requested clarification regarding the size of the storm pipe size requirement. Mr. Raffensberger indicated that the plan has been revised to include 18-inch pipes, which is the minimum requirement. Doug also mentioned that the pipe size has been in place with the ordinance for many years, which was likely when corrugated metal pipes were used which could become clogged easier than the smooth-barrel pipes which are being used now.

Chairman Mitchell inquired if the comments from the Fire Chief had been addressed, regarding relocating a fire hydrant. Mr. Raffensberger indicated he had not previously received comments from the Fire Chief. These comments were provided to Mr. Raffensberger this evening, for which he agreed to address.

Doug indicated there were changes with the cost estimate that will need addressed.

Mr. Riley indicated that the builder has outpaced the projections, and even with economic changes the community is well-established from the first phase. It is encouraging that with the economic changes, the community is well-established, and the first phase has been viewed as a great success.

Scott Forsythe made a motion to recommend this plan to the Board of Supervisors subject to the remaining engineer's comments, and the Developer Agreement and Storm Water Operations and Maintenance Agreement accompanying this plan. Ronald Anderson seconded the motion, the motion carried.

**New Business:**

The Post Road study is underway, which includes the entire road between the Harrisburg Pike and E North Street/Claremont Road. This study will review the possible addition of bicycle and pedestrian traffic.

**Adjournment**

Chairman Mitchell adjourned the meeting at 6:17 pm.

Respectfully Submitted,



Secretary Ron Anderson

Tasha Cressler

Recording Secretary