

**Cumberland County Planning Commission**  
**Meeting Minutes**  
**April 14, 2021**  
**7:30 AM\* – Zoom**

**Roll Call**

*CCPC Members:*

<input checked="" type="checkbox"/>	Jim Ross (Chairman)	<input checked="" type="checkbox"/>	Joe Zume
<input checked="" type="checkbox"/>	Tracey Vernon	<input checked="" type="checkbox"/>	Heather Sweitzer
<input checked="" type="checkbox"/>	Brenda Landis	<input checked="" type="checkbox"/>	George Tyson
<input checked="" type="checkbox"/>	Ed Franco	<input checked="" type="checkbox"/>	Matt Fisher
<input checked="" type="checkbox"/>	Tim Johnson		
<input checked="" type="checkbox"/>	Jean Foschi (Commissioner Liaison)		

*CCPD Staff:*

<input checked="" type="checkbox"/>	Kirk Stoner	<input checked="" type="checkbox"/>	Elizabeth Grant
<input type="checkbox"/>	Steve Hoffman	<input checked="" type="checkbox"/>	Stephanie Williams

*Coordinating Agencies:*

Mary Kuna, Cumberland County Housing and Redevelopment Authority (CCHRA)	Patrick McKinney, GIS
Matt Stough, Conservation District (CCCD)	Mark Kimmel, Agriculture Preservation

*Applicants:*

Charlie Suhr, Stevens and Lee	John Snyder, Snyder Land Development Group
John Seitz, TRG	Tom Nehilla, Barley Snyder
Tom Aumen, Exeter Property Group	Pam Fisher
Paul Swazack, Exeter Property Group	

*Guests:* None

**Agenda**

<b>1. Approval of Minutes</b>	
The March meeting minutes were approved by unanimous vote on a motion by Joe Zume and seconded by Ed Franco	
<b>2. Action Items</b>	
Penn Township- Rezoning from Agriculture (A) to Commercial/Industrial (CI)	<p>Charlie Suhr, counsel for Exeter Newville Land, LLC, provided an overview of the rezoning request. Exeter is seeking a rezoning of approximately 101 acres from agriculture to commercial industrial to support development of a 1.4 million square foot warehouse distribution center. The project is being constructed on speculation and a client will be forthcoming given the extensive demand for warehouse space along the I-81 corridor.</p> <p>John Seitz noted that PennDOT recently conducted a scoping meeting on the proposed project and a full traffic impact study will be completed over the coming months. All surrounding development proposals will be taken into account as well as a factor to account for reductions in traffic attributable to the pandemic. The ITE trip generation manual will be used to calculate traffic. Similar warehousing projects have seen traffic volumes that are 38% less than ITE projections.</p> <p>Elizabeth provided staff insight on the application noting that the proposal is not consistent with the township or county comprehensive plans. Further, the rezoning is not consistent with the PA Route 233 Corridor Study that was conducted in 2016. That federally funded</p>

	<p>study developed a preferred land use pattern that could be supported by certain transportation improvements in the future. The subject parcel of land was not recommended for commercial or industrial use as part of that study. The township comprehensive plan and zoning ordinance were just adopted in January of 2021. The application proposes rezoning to a commercial/industrial zoning district which currently does not exist in the township. The applicant should specify to which zoning district the change is being made. Charlie indicated the proposal will be to rezone the property to the industrial district.</p> <p>The CCPC entered into discussion regarding traffic generation, roadway improvements already installed from previous projects and future improvements to Exit 37. While a study is currently underway for the entire corridor, preliminary results show that the interchange may not be a priority for improvement when compared with other interchanges along the corridor where notable safety and congestion issues are present. The number of future projects may challenge the interchange’s ability to safely handle future traffic volumes. The piecemeal approach of considering each project individually does not offer opportunities for a regional, comprehensive look at land use surrounding the interchange which could be beneficial to creating a balanced land use, economic development, and transportation plan.</p> <p>The CCPC questioned how stormwater issues would be considered. Stormwater would be mitigated on site through DEP approved best management practices. There are no offsite stormwater management impacts expected. Preserved farms will not be impacted by offsite stormwater.</p> <p>The CCPC discussed the need for the project. Warehousing and distribution uses target the I-81 corridor given its proximity to the nation’s population hubs and ports. The proposed project location would have convenient access to I-81 and not have impacts to communities. As economic conditions and consumer purchasing preferences continue to evolve, demand will continue to be high for this type of use. Communities need to be able to respond to those trends and in some cases those rapid responses may not be consistent with local planning documents.</p> <p><b>Action:</b> Tim Johnson made a motion to recommend disapproval of the zoning map amendments. Ed Franco seconded the motion. The motion passed on a 5-3 vote with Matt Fisher, George Tyson, and Tracey Vernon opposing. Jim Ross abstained from the vote.</p>
<p>Middlesex Township- Expansion of the Unified Development Area (UDA) Overlay</p>	<p>Tom Nehilla provided an overview of the overview of the map amendment which proposes to extend Middlesex Township’s Unified Development Area (UDA) overlay district to include 209 acres surrounding Wolf Bridge Road. The purpose of the Unified Development Area Overlay District is to encourage innovations in land development to accommodate greater variety in type, design and layout, to improve efficiency of land use, and to conserve open space and protect natural resources in the township. With the UDA in place the applicant plans to construct 255 single family detached homes and 58 duplexes.</p> <p>Elizabeth Grant noted that the proposal is consistent with the township and county comprehensive plans. The CCPC recommended that opportunities for greenway preservation and community connectivity be evaluated during the land development process.</p> <p><b>Action:</b> Joe Zume made a motion to recommend approval of the zoning map amendment. Heather Swetizer seconded the motion and the vote was unanimous.</p>
<p>Monroe Township Cumberland Plans Grant Application</p>	<p>Monroe Township submitted a Cumberland Plans application to update its zoning ordinance. The \$30,000 project would be funded using \$15,000 in township funds and \$15,000 of county grant funds. The Grant Review Committee evaluated the application and had no concerns.</p>

	<b>Action:</b> Joe Zume made a motion to recommend approval of the grant application to the County Commissioners. Ed Franco seconded the motion and the vote was unanimous.
Silver Spring Township- New Zoning Ordinance	Remained tabled. No new submission.
<b>3. Informational Items</b>	
Ordinance Text Amendments	Staff reviewed 2 zoning text amendments in March and provided comments back to the respective municipalities. Kirk Stoner provided an overview of the amendments that included: <ul style="list-style-type: none"> <li>• Carlisle Borough-Administration and processing of plans, streets and natural features</li> <li>• Hampden Township-Business Office Signs</li> </ul>
Subdivision and Land Development Plans	Kirk Stoner provided an overview of the 15 plans received in March of 2021. Notable plans included multifamily developments in East Pennsboro Township, Hampden Township, and South Middleton Township that will result in a total of over 300 new units.
Commissioners Liaison Report	No report.
2020 Planning Program Report	Kirk Stoner provided an overview of the planning program report calling attention to the May 6 meeting with western Cumberland County municipalities on I-81 issues.
Coordinating Agency Reports	Coordinating agency reports were received from: <ul style="list-style-type: none"> <li>• Mary Kuna – CCHRA continues implementation of its rent relief program. A proposal to use previously approved Act152 funds to demolish blighted properties will be presented to the Commissioners in May. Future federal funding to combat homelessness may be forthcoming.</li> <li>• Matt Stough – The CCCD is having its tree sale on April 22 and 23.</li> <li>• Patrick McKinney – GIS is finishing up its 2020 existing land use layer.</li> </ul>
Other Business	
<b>4. Adjournment</b>	
On a motion from Brenda Landis and seconded by Tracey Vernon, the meeting was adjourned the meeting at 9:14 am. Next meeting is May 20, 2021 at 7:30 am.	

Minutes Submitted By:  
Kirk Stoner, AICP