

Cumberland County Planning Commission
Meeting Minutes
March 18, 2021
7:30 AM* – Zoom

Roll Call

<i>CCPC Members:</i>	<input checked="" type="checkbox"/> Jim Ross (Chairman)	<input checked="" type="checkbox"/> Joe Zume
	<input 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)	
<i>CCPD Staff:</i>	<input checked="" type="checkbox"/> Kirk Stoner	<input checked="" type="checkbox"/> Elizabeth Grant
	<input checked="" type="checkbox"/> Steve Hoffman	<input checked="" type="checkbox"/> Stephanie Williams
<i>Coordinating Agencies:</i>	Mary Kuna, Cumberland County Housing and Redevelopment Authority (CCHRA)	Jamie Keener, Cumberland Area Economic Development Corporation (CAEDC)
	Kim Falvey, Conservation District (CCCD)	Patrick McKinney, GIS
<i>Applicants:</i>	Alissa Packer, Camp Hill Borough Council	Charlie Schmeil, URDC
	Sara Gibson, Camp Hill Borough Manager	Aaron Navarro, Camp Hill Planning Commission
<i>Guests:</i>	Jerry Swope, Southampton Township	
	Dana Cotton, Perry County Planning Commission	

Agenda

1. Approval of Minutes	
Tim Johnson requested that the February minutes be edited to show his attendance. The February meeting minutes were approved by unanimous vote on a motion by Tim Johnson and seconded by Ed Franco	
2. Action Items	
Camp Hill-Zoning Map and Use Requirements	<p>Charlie Schmiel provided an overview of the zoning map changes and text amendments proposed by Camp Hill Borough. The amendments have been considered by a borough ad hoc committee for over a year. Map changes were made to better reflect current development patterns and to improve compatibility with existing residential neighborhoods. A new parks district was also added. Text amendments included updates to the uses allowed in the various zones, most of which were consistent with previous use designations.</p> <p>The CCPC discussed density issues and the status of the proposed Chik Fil A. The HDRO district was dropped in favor of a MDRO district that better reflects the underlying development densities. The borough is nearly built out but sufficient areas include multifamily housing and small single family dwellings to accommodate affordable housing needs. Staff identified several administrative updates for consideration by the borough.</p> <p>Action: Heather Sweitzer made a motion to recommend approval of the zoning map and text amendments with consideration of staff comments. Matt Fisher seconded the motion. The</p>

	vote was unanimous with Jim Ross abstaining from the vote.
Southampton Township- Rezoning of 101 Goodhart Road from Agriculture to Commercial Manufacturing	<p>Jerry Swope from Southampton Township explained the zoning map change that would rezone a ~62 acre property from Agriculture to Commercial Manufacturing. The township has met with a developer who has interest in developing a warehouse on the site. The proposed rezoning would connect to a site to the west which would provide more land for the warehouse project. The project is at the conceptual phase and no formal site plans have been developed.</p> <p>The CCPC expressed concerns about commercial traffic accessing Goodhart Road given its limited width, distance from the I-81 interchange, and clearances under bridges. In addition, the CCPC recommended that a more comprehensive look at this interchange be made, including coordination with PennDOT, given the existing strained capacity of the bridge and the ongoing I-81 widening study.</p> <p>Action: Ed Franco made a motion to recommend disapproval of the zoning with the following considerations:</p> <ul style="list-style-type: none"> • Southampton Township should secure more information from the developer to better assess traffic flow and impacts on the I-81 interchange, Cramer Road, and Goodhart Road. • Future development at this location should be coordinated with PennDOT to take a more regional look at the transportation needs in this area in light of current interchange capacity constraints and the ongoing I-81 corridor study. <p>Tim Johnson seconded the motion and the vote was unanimous.</p>
Silver Spring Township- New Zoning Ordinance	Silver Spring Township requested this item to be tabled and considered at the April meeting.
3. Informational Items	
Ordinance Text Amendments	<p>Staff reviewed 2 zoning text amendments in February. Steve Hoffman provided an overview of the amendments that included:</p> <ul style="list-style-type: none"> • Shippensburg Borough-Sign requirements in the Transitional Commercial (TC) District. • Hampden Township-Kennels, Animal Hospitals and Pet Shops in Commercial Limited (CL) Zone
Subdivision and Land Development Plans	Steve Hoffman provided an overview of the 11 plans received in February of 2021. 396 residential units were proposed by the Cambria Place plan in South Middleton Township.
Commissioners Liaison Report	Commissioner Foschi updated the CCPC on the sale ongoing surveys for climate change, the Library System strategic plan, and PennDOT's long range planning initiatives.
2020 Planning Program Report	Kirk Stoner provided an overview of the planning program report calling attention to the number of municipal technical assistance projects currently underway and upcoming training sessions.
Coordinating Agency Reports	Coordinating agency reports were received from:

	<ul style="list-style-type: none"> • Jamie Keener – CAEDC is launching its attainable housing initiative and noted that the Carlisle Chamber is hosting a transportation summit in late March with PennDOT. • Mary Kuna – CCHRA is actively distributing its \$7M in rent relief funds. CCHRA will be streamlining its Blighted Properties Reinvestment Board procedures including incorporating a new definition of blight into the program. • Kim Falvey –The annual tree sale will be held April 22-23 and sign ups can be done online.
Other Business	<p>Kirk Stoner mentioned that the county received \$49.1M from the American Rescue Plan and municipalities received \$22M. The county will be working with a task force to determine how best to spend those funds.</p> <p>Joe Zume requested that all members provide a bio to Kirk for placement on the website and for sharing with other members to get to know each other better. Kirk will follow up with an email request to the Board.</p>
4. Adjournment	
<p>On a motion from Joe Zume and seconded by Brenda Landis, the meeting was adjourned the meeting at 8:50 am.</p> <p>Next meeting is April 15, 2021 at 7:30 am.</p>	

Minutes Submitted By:
Kirk Stoner, AICP