

**Cumberland County Planning Commission  
Meeting Minutes  
July 15, 2021  
7:30 AM – In Person/Zoom**

**Roll Call**

<i>CCPC Members:</i>	<p><b>X</b> Jim Ross (Chairman)</p> <p><b>X</b> Tracey Vernon</p> <p><b>X</b> Brenda Landis</p> <p><b>X</b> Ed Franco</p> <p><b>X</b> Jean Foschi (Commissioner Liasion) via Zoom</p>	<p><b>X</b> George Tyson</p> <p><b>X</b> Matt Fisher</p> <p><b>X</b> Tim Johnson</p> <p>Heather Sweitzer</p> <p>Joe Zume</p>
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<i>CCPD Staff:</i>	<p><b>X</b> Kirk Stoner</p> <p><b>X</b> Jessica Cohick</p>
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<i>Coordinating Agencies:</i>	<p>Kim Falvey, Conservation District - via Zoom</p>	<p>Patrick McGinney, GIS – via Zoom</p>
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<i>Applicants:</i>	<p>Chris Knarr, McNees Wallace &amp; Nurick LLC – via Zoom</p>
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<i>Guests:</i>	<p>None</p>
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**Agenda**

<b>1. Approval of Minutes</b>	
The June 15 meeting minutes were approved by unanimous vote on a motion by Ed Franco and seconded by Tim Johnson.	
<b>2. Action Items</b>	
<p>Southampton Township- Rezoning of Reiff/Lane Enterprises from Ag Conservation to Commercial Manufacturing</p>	<p>Kirk Stoner provided an overview of the proposed zoning map amendment. The rezoning would change a 10 acre parcel of land from the Ag Conservation to the Commercial Manufacturing zoning district. The parcel owned by Leroy and Joan Reiff is adjacent to Lane Enterprises and would enable Lane to expand onto that property. While the Reiff’s remaining farmland is preserved, this 10 acre parcel was excluded from preservation. A recent subdivision plan submitted by the applicant would join the 10 acre parcel to Lane’s property, further demonstrates that the applicant does not intend to put the subject property in farmland preservation. The parcel does not have road frontage and would rely on Lane Enterprises existing property for access. The proposed amendment is consistent with the Cumberland County Comprehensive Plan.</p> <p>Brenda Landis questioned if the proposed change conflicts with the Agriculture Security Area (ASA) law given its intended commercial use. Kirk Stoner explained that the ASA program does not provide any restrictions on the use of land. The ASA designation provides farmers with right to farm protections however, such properties may be developed for non-agriculture purposes without penalty. Ed Franco voiced concern as to whether the parcel will remain with the existing business and would not be sold and developed in a different way. Chris Knarr noted that Lane Enterprise will expand onto the parcel in the future but at this time the rezoning amendment is the first step.</p> <p><b>ACTION:</b> Tim Johnson made a motion to recommend approval of the proposed zoning map change to the Southampton Township Supervisors with consideration of the staff comments. Matt Fisher seconded the motion and the vote was unanimous.</p>

Penn Township-Rezoning of the Mains Property from Commercial to Industrial	This agenda item remains tabled.
Silver Spring Township Zoning Ordinance	This agenda item remains tabled.
<b>3. Informational Items</b>	
South Middleton Township-Outdoor Seating/Dining, Outdoor Sales and Display and Shared Parking	Kirk Stoner provided an overview for this text amendment. Several comments were provided back to the township including a recommendation to consolidate the shared parking, outdoor dining and seating and outdoor sales/displays regulations into Article 16. There are similar regulations in the Village District and it would allow any district that permits these activities to reference Article 16 rather than have duplicate language within the ordinance.
Hampden Township-Wall Signs in Business Office Buildings and Complexes	Kirk Stoner provided an overview for this text amendment. This amendment allows certain signs in businesses and office complexes. The comments provided back to the township including considering adding a definition of Business Office Complex into the ordinance.
Commissioners Liaison Report	Commissioner Foschi provided an update that as of now there is no executed agreement of sale on the Claremont nursing home. She also noted that Cumberland County will not participate in Senator Mastriano's request for voting machine audits. The State has indicated if voting machines are handed over for audit purposes, new machines will need to be purchased at taxpayer expense for the next election.
Subdivision and Land Development Plans	<p>Kirk Stoner provided an overview of the 16 plans received in June 2021. He noted that year to date we are behind last year for total plans. The pandemic appeared to have set things back but 2020 ended up being a busier year than expected.</p> <p>A notable plan is the Proposed Parking Addition – 3419 Ritner Highway in West Pennsboro Township. This is a proposed parking addition for a drop lot for the existing warehouse. Kirk noted that with restrictions on truck parking, plans for additional parking is becoming more common for trucks to drop their trailers and leave.</p> <p>Kirk also highlighted the HSS Subdivision plan in Silver Spring Township. This 505.11 acre plan is part of the Hempt property that was sold. This specific subdivision is consolidating 9 existing lots into 6. This is part of the reconfiguration of lots that is leading to the settlement agreement. All activity is consistent with the original plan.</p> <p>Lastly Kirk noted the Claremont Nursing Home subdivision plan has been submitted for review. The minor subdivision plan includes a single subdivision line that creates a separate parcel for the nursing home. The other county facilities would continue to be located on the remaining parcel under county ownership. Elizabeth has reviewed the plan and developed draft comments. Kirk offered CCPC board members the opportunity to review the plan and provide comments, as interested. Jim Ross, Ed Franco, Brenda Landis and Tracey Vernon volunteered to review the plan. Staff will send the plan to those members who will provide comments that will be forwarded to Middlesex Township along with staff comments.</p>
2021 Planning Program Report	<p>Kirk Stoner provided a quick overview of the 2021 Planning Program Report. He noted that most of the county bridge projects have been completed except for a 3-bridge bundle that will be completed over the course of 2021. After that, staff will be working with the Commissioners to explore on how to use the \$5 registration fee starting in 2022 for other projects and not just bridges..</p> <p>Kirk also noted staff are working on a number of municipal technical assistance projects including the Hopewell Township zoning ordinance update, the Lower Frankford Township comprehensive plan, and</p>

	adoption of the Newville Borough zoning ordinance. Lastly, staff have been assisting the Commissioners to develop a process to identify potential projects for the \$49.1 million received in federal American Rescue Plan funding.
Coordinating Agency Reports	Kim Falvey had no updates for Conservation District. Patrick McKinney sent a link for the Vector Control dashboard to show a map for where traps are being set and upcoming spraying activity. GIS is working with Planning on other maps and dashboards.
Other Business	With the recent bicycle fatality in Monroe Township, Tim Johnson brought up if there is an opportunity through our outreach program to educate and inform the county about bicycle routes and the growing numbers of bicyclists. Kirk Stoner noted that Stephanie Williams has been working with municipalities in the eastern part of the county on bicycle and pedestrian issue and serves on the HATS Bicycle and Pedestrian Committee. He suggested working with HATS and the eastern Cumberland County municipalities to discuss how to address the issue on a local and regional basis. The County Communications Office may be able to assist with releasing public service announcements over social media.
<b>4. Adjournment:</b>	
On a motion from Brenda Landis and seconded by Tim Johnson, the meeting was adjourned at 8:44am. Next meeting is August 19, 2021 at 7:30 am at 310 Allen Road.	

Minutes Submitted By: Jessica Cohick, Office Manager