

****MEETING TO BE HELD AT THE SILVER SPRING COMMUNITY SOCIAL HALL****

AGENDA

**PLANNING COMMISSION
REGULAR MEETING**

**NOVEMBER 4, 2010
7:00 PM**

THIS MEETING IS BEING RECORDED

As a courtesy to others in attendance, please turn off all cellular phones & pagers during the meeting.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC PARTICIPATION

APPROVAL OF MINUTES – October 7, 2010

NEW BUSINESS

Conditional Use

1. SAV, Ltd. CU2010-4
[Conditional Use Application, for a right-in, right-out driveway access onto the Carlisle Pike for the Sun Motors, BMW, and Mercedes Benz dealerships.]

Zoning Changes

2. Key New Kingstown LP Z2010-5 – Rezoning Request
[Request to rezone approximately 133.35 acres of land at 239 North Locust Point Road from the Agricultural Zone (A) to Light Industrial Zone (I-1).]

Zoning Text Amendment

3. Key New Kingstown LP Z2010-6 – Zoning Text Amendment Request
[Request to add warehousing and wholesale trade establishments as conditional uses in the Light Industrial Zone (I-1), subject to specific standards.]

OTHER PERTINENT BUSINESS

1. Comprehensive Plan Update

ADJOURNMENT

MINUTES

PLANNING COMMISSION REGULAR MEETING

NOVEMBER 4, 2010
7:00 PM

The Silver Spring Township Planning Commission met in a regular session on Thursday, November 4, 2010 at the Silver Spring Community Social Hall, 6471 Carlisle Pike, Mechanicsburg, Pennsylvania.

Chairman Ricci called the meeting to order at 7:00 pm and the Pledge of Allegiance to the Flag was given.

Commission members present: Chairman Joseph Ricci, Vice-Chairman Raymond Brown, Ms. Georgianne Diener, Mr. Brian Brenneman, Mr. William DeVore, and Mr. Curt Helman. Absent: Mr. Art D'Agostino.

Staff members present: Ms. Terri A. Martini, Assistant Township Manager; Ms. Vicki Aycock, EIT, Dawood Associates, Inc.; Mr. Jeff Kelly, Cumberland County Planning Commission; and Ms. Kathy K. Kramer, Recording Secretary.

Others present:

Ann Claycomb	Anne Zikorus-Stamm
Ashley Clouser	Barbara Cline
Bonnie Baim	Brian Evans
Brian Parsons	Carolyn Mayfield
Cathy Rubertone	Chris Doppes
Chris Snyder	Chrystal Woollett
Chuck Rigby	Cody Woollett
Creeden & Dolores Sunday	Dan Sunderland
Darcy Cramer	Dave Lenker
Dave Weihbrecht	David Benoist
Deb Peebles	Donald Hillard, Jr.
Donna Hair	Donna Potteiger
Freda Zeigler	Grace Fenicle
Greg Creasy	Harry Baim
Heesook Kwon	Howard Wyland
J. Funkhouser	J. L. Bruner
Jack Cramer	Jacqueline Kennedy
Janine Meadows	Jean Thompson
Jerry Schnell	Jim Clymer
John & Pam Buehler	John Diener
John Murphy	Josh Clouser
Kathi Pifer	Keith & Carol Convery
Kris Coon	L. Spenard
Lawrence Toomey, Jr.	Liam Migdail-Smith
Lenore Boyle	Linda Darhower
Linda Frantz	Louis Madden
Lydia Gole	Marlene Grove

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Martha Crawford	Mary Deitch
Mary Parsons	Matt Clymer
Mel Raudabaugh	Melinda Hillard
Mike Patch	Muriel Bronakoski
Nancy Griffie	Nancy Shoaff
Nate Spade	P. Kuhn
Quin Hock	Rich Shoaff
Richard Bronakoski	Richard Koch
Robert Morgan	Robert Sunday
Ron Brenneman	Ron Lucas
Russell & Dorene Hart	Scott Kramer
Stella Kulp	Stephanie Weaver
Tammy Eckert	Thomas & Susan Miller
Tom Griffie	Tom Sunday
Vince DiFilippo	Wayne Stevenson

PUBLIC PARTICIPATION

OTHER PERTINENT BUSINESS

COMPREHENSIVE PLAN UPDATE

Due to the anticipated length of the Planning Commission meeting, the Comprehensive Plan update will be tabled until the December meeting.

APPROVAL OF MINUTES-- OCTOBER 7, 2010

On a Brown/DeVore motion, the Planning Commission approved the minutes of the meeting held on October 7, 2010.

The motion carried.

NEW BUSINESS

CONDITIONAL USES

SAV, LTD. CU2010-4

Mr. Dan Sunderland, Vice President of Sun Motors, Mr. Brian Evans, of Evans Engineering, and Mr. Greg Creasy, PE of Grove Miller

MINUTES

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Engineering, discussed the right-in, right-out driveway access onto the Carlisle Pike for the Sun Motors BMW and Mercedes Benz dealerships conditional use application.

On a Helman/DeVore motion, the Planning Commission forwarded the SAV, Ltd, conditional use application, CU2010-4, to the Board of Supervisors with a recommendation for approval subject to the following conditions:

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 2009 (SLDO):

1. [SLDO:402.04.6] – It appears the proposed access is intended as a joint access drive to service both lots which are presently under common ownership. A plan note and/or easement shall be provided to accommodate future lot ownership by separate entities.
2. [SLDO:402.05.4] – Provide information regarding storm water management in accordance with the Township's letter dated May 14, 2009.
3. [SLDO:402.05.6] – Based on our review of the Transportation Impact Study, prepared by Grove Miller Engineering, Inc., dated September 30, 2010, we offer the following comments for your consideration:
 - a. Revise Table 1 to show an overall LOS E for the 2016 build scenario at the Roaring Fork Road/Sun Motors Drive and Woods Drive intersection.
 - b. Include supporting documentation for the expected land uses for the undeveloped lots shown on the conditional use plan and a narrative/description regarding the number of proposed employees.
4. [SLDO:602.18.3.a] – Provide copies of Highway Occupancy Permits (HOP). The HOP Plan should address the following:
 - a. [SLDO:602.18.1] – Provide the vertical alignment of the proposed access drive in accordance with the requirements of this Section.

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- b. [SLDO:602.18.3.h] – Provide a clear-sight triangle for the proposed access in accordance with the requirements of this Section.
- c. [SLDO:602.18.6] – Provide proposed paving section.
- 5. [SLDO:602.18.5] – Provide information on the plan regarding signage prohibiting parking along the proposed access drive.
- 6. Provide information to demonstrate that the maximum deterrence for unauthorized movements will be provided. The applicant shall work with PennDOT and Silver Spring Township to achieve this design.

The motion carried with Mr. Brown abstaining.

ZONING CHANGES

Mr. Jim Clymer of Key Development Group discussed transportation and warehousing logistics providing a project overview and the economic and fiscal inputs of the proposed project. Mr. Ron Lucas of Stevens & Lee, discussed the requested Zoning Amendment; Mr. Dave Weibrecht of Alpha Consulting, discussed the Visual Impacts; Mr. Jack Cramer of McCormick Taylor discussed the Acoustical Impacts; Mr. John Murphy of Alpha Consulting discussed the Traffic Impacts, and Mr. Richard Koch of Gannett Fleming, discussed the Planning Considerations for the Key New Kingstown Rezoning request.

Numerous residents shared their concerns for the Board's consideration. Concerns included: an increase in traffic; increase in rail cars; noise; decrease in property value; air quality; increase in light pollution; loss of agricultural land; damage to roads; existing warehouses that are empty; and the historic nature of New Kingstown that may be negatively impacted.

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ZONING TEXT
AMENDMENT

KEY NEW KINGSTOWN
LP Z2010-6 – ZONING
TEXT AMENDMENT
REQUEST

On a Diener/Helman motion, the Planning Commission forwarded the Key New Kingstown Zoning Text Amendment request, Z2010-5, to the Silver Spring Township Board of Supervisors with a recommendation for denial.

The motion carried with Mr. DeVore casting a negative vote.

KEY NEW KINGSTOWN
LP Z2010-5 – REZONING
REQUEST

The motion by Mr. DeVore, recommending the Key New Kingstown Rezoning Request be forwarded to the Board of Supervisors with a recommendation for approval failed due to a lack of a second. On a Diener/Helman motion, the Planning Commission forwarded the Key New Kingstown Rezoning Request, Z2010-5, to the Silver Spring Township Board of Supervisors with a recommendation for denial.

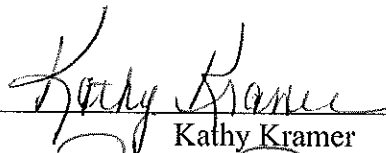
The motion carried with Mr. DeVore casting a negative vote.

ADJOURNMENT


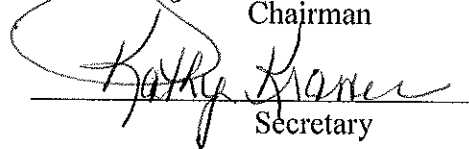
There being no further business or comments to come before the Planning Commission, the meeting was adjourned at 11:06 pm on a Brown/Diener motion.

The motion carried.

Recorder:


Kathy Kramer

APPROVED:


Chairman

Secretary