

BOROUGH COUNCIL OF CAMP HILL
MINUTES OF CONTINUAL MEETING FEBRUARY 18TH 2004 2145 WALNUT STREET,
PROSSER HALL CAMP HILL, PENNSYLVANIA

Council President Smith reconvened the public meeting of February 11, 2004, to order at 7:40 p.m. Present were:

Liesl Beckley	Dave Buell
Deborah Keys	Rick McBride
Burke McLemore	Brian Musselman
Jeffrey Smith	

Also present were Edward J. Knittel, Borough Manager; Jan Ammons, Police Chief; J. Steven Feinour, Solicitor; Tim Maro, Assistant Borough Manager; Douglas Morrow, Mayor. Mr. Feinour, borough solicitor, explained the proposed zoning ordinance update/revision and the process involved with the adoption of the zoning ordinance revision. The first part of presentation dealt with the revisions to the zoning ordinance designed to update, consolidate and reorganize the code into a more user friendly document, There were several changes proposed by Mr. Feinour to Borough Council, including the recommendation that any zoning map changes that Council wished to entertain should be incorporated into the overall zoning code revision presently under consideration..

In regards to potential zoning map changes, Borough Council will be asking the Borough's Planning Commission for their consideration and recommendations with respect to proposed changes noted below. Camp Hill Planning Commission will study the proposal, as per the Municipal Planning Code (MPC), and will report back to Camp Hill Borough Council at its earliest convenience. A motion was made by Mr. McLemore to approve the zoning change of districts as outlined in sections A, B and C in the document attached hereto. Mrs. Keys asked that Mr. McLemore amend his motion to modify section C so that the centerline of South 31St street be used as the dividing line between R2 and RI district. The motion was also amended to direct the engineer to provide a meets and bounds as per GPS or any means necessary to establish the exact boundaries for the changes. Mr. McLemore accepted both amendments, and the his motion, as amended, was seconded by Mrs. Keys. After some additional discussion, the motion was unanimously approved.

Mr. McLemore motioned that language be added to the zoning code revision that would prevent a driveway being used as a means of ingress or egress from one property to another abutting a public or private right-of-way or thoroughfare; that a driveway not be permitted as a primary use and that a driveway be permitted as an accessory use only to serve a primary use that is allowed in each district in which the driveway's located. The motion was seconded by Ms Beckley and unanimously approved.

A motion by Mr. McLemore and second by Mrs. Keys, moved that the proposed zoning ordinance modify section 306 B regarding auto repair garages and service stations to read that an auto repair garage or auto repair station shall not be allowed as an accessory to any other use unless the auto repair garage or auto service station is listed in this table as being allowed in that district. In addition the motion prohibited an auto repair garage or

auto repair station in the Regional Shopping Center District. The motion passed on a 4-3 vote with Buell, McBnde and Musselman voting in the negative

A motion by Mr. Smith, seconded by Mr. Buell, moved to provide a separate definition for beer and alcohol sales and only to allow beer distributors in the LIN District by Special Exception while alcohol and wine sales not for on premise consumption by a State Liquor *Store may be* permitted in the CS District. The motion was unanimously approved,

Upon motion by Mrs. Keys and second by Ms. Beckley, section 709E is to be changed to strike "electronically changing" from first sentence. In the second sentence it should read: "A sign may only electronically change from one message to another provided that the message does not change more than once every hour, except displays of times and *temperature may* change more frequently. The motion was unanimously approved.

Motioned by Mrs. Keys and seconded by Mr. McLemore, that the proposed zoning ordinance update with revisions be submitted to the Camp Hill Borough Planning Commission for its consideration and hearing. The motion was unanimously approved.

Motion to adjourn was made by Mr. McLemore, seconded by Ms. Beckley, and unanimously approved.

ORDINANCE OF THE BOROUGH OF CAMP HILL, CUMBERLAND COUNTY, PENNSYLVANIA
ESTABLISHING AND DEFINING CONSTRUCTION NOISE IN THE BOROUGH OF CAMP HILL

BE IT ORDAINED AND ENACTED, and it is hereby ordained and enacted by the Borough Council of the Borough of Camp Hill, Cumberland County, Pennsylvania, as follows:

Section I.

Chapter 200, entitled "Zoning", Article IV, entitled "General Regulations", Section 27, entitled "Noise", shall be amended as follows:

ARTICLE IV

General Regulations

§200-27. Noise.

A, At no point on the boundary of a residential. industrial or commercial district may the sound-pressure level of any activity or operation exceed the decibel levels in the designed octave bands shown on the following chart:

Maximum Permitted Sound Level

In Residential Districts and Along		At Any Other Point
Octave Bank	Residential District Boundaries	on the Lot Boundary
(cycles per second)	(decibels)	(decibels)
0 to 75	72	79
75 to 150	67	74
150 to 300	59	66
300 to 600	52	59
604 to 1,200	46	53
1,200 to 2,400	40	47
2,440 to 4,800	34	41
Above 4,800	32	39

B. Construction Noise.

The following shall be considered a "nuisance" and prohibited, except as expressly permitted below:

The erection (including excavating), demolition, alteration or repair of any building and/or the excavation of streets or highways other than between the hours of 7:00 a.m. and 10:00 p.m. on weekdays, except in the case of urgent necessity or in the interests of public health and Zoning Proposal A: North 17th Street

Beginning at a Point Approximately 115 feet North of Myrtle Ave, Along the municipal boundaries Of Camp Hill and Lemoyne Boroughs, proceeding southerly for a distance approximately 468 feet, proceed in a south- west direction until a point approximately 34 feet north of the west side of an unnamed Alley, west of North 20th Street, at which point proceed west to the boundary Of the Camp Hill Cemetery along North 21st Street, proceed north to the northern boundary of the Camp Hill Borough Cemetery and proceed west to the centerline of Wolf Ave. and proceed north along the centerline of Wolf Ave. to a point at the intersection of Wolf Ave and Lare Ave., proceed north along the rear property fines of those properties along the west side of North 21st to the property designated as R-3 in Ordinance #743 Section A, proceed east along the southern line of said R-3 district crossing North 21st and along the southern boundary of the R-3 District as described in section B of Ordinance #743 for approximately 536 feet to a point then proceeding north approximately 220 feet to the municipal boundary Of Camp Hill Borough and East Pennsboro Township, proceed east along said municipal boundary to the intersection Rt. 11/Camp Hill Bypass and North 17th street, proceed south approximately 782 along center line to the centerline of South 17th Street to the centerline of Myrtle Avenue, proceed east for the approximate distance of 240 feet, at which point proceed north approximately 145 feet and then east for 285 to the beginning point.

Zoning Proposal B: South 19th Street

Beginning at the center line Of South 19th and Chestnut Streets, proceed in a southerly direction along the center line of South 19th Street to the center line intersection Of Princeton Avenue and

South 19th proceed west along the center line Of Princeton Avenue to it's termination at the Cul-de-sac of Princeton Avenue to the west Of South 21st Street from Princeton Ave Cul-de-sac proceed north to the western portion of Mayfred Lane cul-de-sac, immediately west of South 21st Street, to the southern boundary Of grounds owned by the Camp Hill United Methodist Church and the Camp Hill School District, proceed east t0 the center line of South 21st Street and proceed north along South 21st Street t0 the center line intersection of Yale Avenue and South 21st, then proceed east along the center line Of Yale Avenue to the intersection of Chestnut Street and proceed along the center line for Chestnut Street to the centerline intersection of Chestnut and South 19th Streets.

Zoning Proposal C: South Deanhurst Ave.

Beginning at the centerline of the intersection Of Chestnut and South 27th Streets proceed in a southerly direction to the centerline intersection of Yale Avenue and proceeding east to the centerline of south bound Deanhurst Avenue, proceeding in a southerly direction to the centerline of south bound Deanhurst and Columbia Avenues, proceed west to the center of Columbia Avenue and the center line of a unnamed 10 ft alley, west of South 31th Street, as depicted on the Camp Hill Borough tax maps, proceed north along the centerline of said alley to the centerline of Yale Avenue and proceed north along the rear or eastern property line of those lots abutting route 11-15- 32nd Street between Yale Avenue and Bramar Road, t0 the center line of Bramar Road and the unnamed alley, then proceed north to the centerline of Chestnut Street, then proceed in an easterly direction along the centerline of Chestnut Street t0 the place of the beginning.