

**CAMP HILL BOROUGH COUNCIL
MINUTES OF THE PUBLIC HEARING
REGARDING BOTH A PETITION TO VACATE
A PORTION OF NORTH 15TH STREET UNOPENED,
AND THE CONTINUATION OF THE HEARING ON
THE ENACTMENT OF A ZONING AMENDMENT
TO THE ZONING ORDINANCE & ZONING MAP
OF THE BOROUGH OF CAMP HILL
2145 WALNUT STREET, PROSSER HALL
CAMP HILL, PA 17011
March 11, 2015**

President Robelen called the meeting to order at 6:00 p.m. Present were:

Richard Guerin (arrived at 6:15 p.m.)
Terri Edwards
Peter Robelen
Carl Schultz
Leigh Twiford
Richard Woodard

Also present were Chief Hockenberry, Solicitor Steve Feinour, Borough Manager Anne Shambaugh, Codes & Zoning Officer Chris Miller, and Nate Sterling as recording secretary.

Mr. Robelen stated the first part of the public hearing was regarding a petition to vacate a portion of unopened North 15th Street bordering the rear section of property owned by Mr. Michael Coons at 253 North 17th Street. Council would be able to consider the matter for vote during the regular council meeting that evening.

Mr. Garrett Rothman, realtor for Mr. Michael Coons, also in attendance, presented maps and handouts and spoke on the matter. He stated that the of section of North 15th Street requesting to be vacated was just in fact a “paper street” never opened and in fact landlocked by homes from the entrances. He clarified that Mr. Coons was only requesting vacation of the portions adjacent to his property (and not on behalf of other neighbors/properties). Mr. Rothman and Mr. Coons were seeking “clear ownership” of the vacated street portion for a pending sale of Mr. Coon’s property. Mr. Rothman estimated that by officially adding the vacated North 15th Street portion to the main property would increase the overall size of the parcel and therefore increase tax assessment and to the benefit of more tax income to the Borough and School District

Solicitor Steve Feinour agreed with the description of the property in question as a “paper street” and stated that the Borough didn’t own it so it couldn’t sell it and if no action was taken it would essentially remain in limbo forever. Also, if there street were to be officially opened it would take a petition of all the adjacent residents. Council asked Mr. Feinour if in his opinion there were any reason not to approve the request to which Mr. Feinour responded there was not.

PUBLIC COMMENT

There was no public comment on this matter. At 6:12 p.m. the hearing on North 15th Street concluded. Immediately following was the continued hearing on the enactment of a zoning amendment to the zoning ordinance and zoning map.

Mr. Robelen explained that a clean version of the proposed zoning change was publically advertised now minus Section 704 regarding the alternative energy provisions. At this time Mr. Robelen asked if there was any additional evidence for submission or public comments on the matter of the zoning change.

PUBLIC COMMENT

- Bonnie Bentz, 3015 Columbia Ave, inquired if alternative energy construction would automatically be put on hold based upon the “Pending Ordinance Doctrine” and if Ms. Shambaugh had made corrections to errors previously mentioned. Mr. Feinour responded that Section 704 was not being worked on yet and Ms. Shambaugh stated the items had been corrected.
- Scott Staiger, Consolidated Properties, Wormleysburg, asked when the zoning changes would be effective and if anything could hold up the process. Mr. Feinour responded that if Council voted on it this evening then it would take effect immediately and that to his knowledge there were no issues that would hold up the process.

There being no further comments or discussion at this time the hearing ended at 6:16 p.m.

Respectfully submitted,

Nathaniel Sterling