

IN RE:
CONSOLIDATED PROPERTIES
PUBLIC COMMENT

TRANSCRIPT OF PROCEEDINGS
CAMP HILL PLANNING COMMISSION

BEFORE: DEBORAH SCHERKOSKE, CHAIRMAN
ISAAC WAKEFIELD
ABIGAIL FOSTER
BRIGID LANDY CURRY

DATE: DECEMBER 18, 2018, 6:00 P.M.

PLACE: 2145 WALNUT STREET
CAMP HILL, PENNSYLVANIA

ALSO PRESENT:

ERIC MAINES, PE, BOROUGH ENGINEER
MARK METIL, PE, TRAFFIC ENGINEER
CHRIS MILLER, BOROUGH CODES ENFORCEMENT OFFICER
PAT DENNIS, BOROUGH MANAGER
VIRGINIA THORNTON

TAMMY J. BAKER, REPORTER
NOTARY PUBLIC

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6	LOUISE SCHUSTER	21
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10	MAXINE WENRICH	25
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12	JOSH LAVITSKY	28
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16	BECKY KANE	37, 83
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25

1 MS. SCHERKOSKE: The December 18th, 2018,
2 Camp Hill Borough Planning Commission is now called to
3 order. I will take roll call. Abby Foster?

4 MS. FOSTER: Here.

5 MS. SCHERKOSKE: Isaac Wakefield?

6 MR. WAKEFIELD: Here.

7 MS. SCHERKOSKE: Brigid?

8 MS. LANDY CURRY: Here.

9 MS. SCHERKOSKE: We attempted to patch in
10 Nadia, we couldn't make it work, so unfortunately she
11 won't be joining us tonight.

12 We also have members of Borough staff here,
13 Mr. Dennis. Mr. Miller, Chris Miller, will be joining
14 us. And we also have two representatives from Gannett
15 Fleming here, Eric Mains and Mark Metil.

16 So our first order of business is to approve
17 the minutes from our November 8th -- November 20th,
18 pardon me, 2018 meeting.

19 MR. WAKEFIELD: I'll make a motion to
20 approve the meeting minutes from November 20th, 2018, as
21 presented.

22 MS. FOSTER: Second.

23 MS. SCHERKOSKE: All those in favor?

24 MR. WAKEFIELD: Aye.

25 MS. FOSTER: Aye.

1 MS. LANDY CURRY: Aye.

2 MS. SCHERKOSKE: Aye. Moving on, No. 3, the
3 status of the Consolidated Properties, Chick-Fil-A land
4 development review. I presume that that's why the
5 majority of you are here this evening. We did revise
6 our agenda, we knew that there would be a lot of
7 interest based on attendance at last week's community
8 meeting that was held by the developer as well as
9 information that has been shared in the community; so we
10 did revise our agenda.

11 We are going to switch things up and I'm
12 going to give a brief status update about the plan as
13 it's come before the Planning Commission. And then
14 we're going to open things up for a public comment. So
15 give me a moment just to review things, because I want
16 everyone to be on the same page in terms of where we are
17 with the process so that everybody here is good,
18 including us.

19 So at our last meeting Consolidated
20 Properties, the developer for Chick-Fil-A, brought
21 together a team and they presented to us a sketch plan.
22 As you might imagine, a sketch plan is a very
23 preliminary look at what they're proposing to do at the
24 site; basically tells us the scope of the project, the
25 type of the project. Some detail, you know, the

1 properties that they have purchased to complete the
2 project, the parcels that they've accumulated.

3 And we reacted to that plan, the Planning
4 Commission reacted to that plan. It was not a formal
5 submission at that point. Our subdivision and land
6 development ordinance permits or allows for a sketch
7 plan; in fact, it encourages that. And they also
8 worked, coordinating with Borough staff, prior to coming
9 to us with a draft plan.

10 So that they had a feel for, you know, what
11 our concerns might be. So like I said, we looked at
12 that plan or that plan was presented to us, we gave our
13 feedback last month. I will say that about 70 percent
14 of our comments had to do with traffic. Not only
15 traffic volume increases, but also traffic flow into and
16 out of the site, access from Chestnut Street only,
17 what's going to happen to adjacent roads.

18 We were concerned with all modes of
19 transportation, not just cars and not just delivery
20 trucks, but also emergency vehicles. And we asked a lot
21 of questions about pedestrian and bicycle traffic,
22 mindful of the fact that the high school and middle
23 school are just down the street. So those were -- that
24 was the bulk of our comments.

25 We also had questioned about visual impacts,

1 what would the adjacent properties see, where are the
2 opportunities for screening, landscaping, their
3 operating hours, what were their plans for opening day.
4 They have a big celebration typically at their sites
5 where people camp out, you know, so that's a big deal.
6 We asked questions about that.

7 Also, the extent of their -- also, their
8 exterior design. Also the extent of their coordination
9 with PennDOT and other agencies. So we pretty much gave
10 a fairly thorough review for a sketch plan, I think. So
11 at the end of that meeting the developer was going to
12 make some changes, we were promised a traffic study, and
13 as I said, the bulk of our questions and comments
14 concerned traffic. And they were to come back to us
15 this month. That was the plan.

16 We found out on Friday that they decided,
17 based on what they heard on Thursday night, last
18 Thursday night, that they were not going to do that. So
19 that leads us -- that's why we're here. So I did attend
20 the bulk of the meeting last Thursday night. It was for
21 neighbors and adjacent residents. I sat in the back. I
22 came a little bit late, I left a little bit early, but I
23 think I heard the bulk of the range of concerns that
24 were presented.

25 And the thing that struck me the most was

1 how similar those comments were, the public comments
2 were, maybe even your particular comments were, to the
3 questions that we raised. So I think as far as
4 government goes, I think we're fairly representative of
5 the viewpoints that you share. I know that we all care
6 about -- about how development fits into our community.

7 That's something that's very important,
8 that's the reason I'm here. That's the only reason I
9 volunteered to sit on this board. So that being said, I
10 do need to say exactly what it is Planning Commission
11 review will entail. And that is prescribed to us by the
12 Municipalities Planning Code.

13 So we have certain responsibilities. We
14 have to ensure that it complies with our zoning
15 ordinance. We have to comply -- ensure that it complies
16 -- it complies with our subdivision and land development
17 ordinance. We also have to take into consideration any
18 other ordinances that may be affected or may pertain to
19 that subdivision or land development project.

20 We also are tasked with looking at the big
21 picture. And that is -- that was the bulk of our
22 comments. The bulk of our comments concerned the big
23 picture, how is this going to fit into the community?
24 And I can understand that that is -- that's what you
25 care about, too. You live there. We live there. And

1 so that is something that we can discuss.

2 And we will ask questions of the developer
3 when that time comes, when they present their
4 preliminary land development plan to us. So you may be
5 asking so what is -- what is -- what would the result of
6 that review be? So the result can be we recommend that
7 it go to Borough Council for approval, no questions.

8 We can recommend that it go to Borough
9 Council with considerations. Basically -- so in the
10 past we've -- considerations have been you flesh out the
11 landscaping plan. You address traffic, you look at ways
12 to mitigate left turn traffic, those sorts of things.
13 And that has been moved to -- we made that
14 recommendation with those considerations to Borough
15 Council.

16 In rare cases the plan can be rejected, but
17 those cases are when they -- when the proposed plan
18 doesn't meet the ordinances, it's clearly out of bounds
19 in terms of what the local government ordinances are.
20 So in my term on the Planning Commission, since 2015, we
21 have never denied a plan. That's not to say that we
22 wouldn't, but it would have to meet those criteria -- or
23 I should say not meet those criteria in order for us to
24 do so.

25 So I just want that -- I want everyone to

1 understand what our role is. We don't approve anything,
2 we make recommendations. Those are the things that we
3 are looking at when we make those recommendations. So
4 with that being said, we all know there's lots of
5 interest in this project and the developer is not here
6 tonight to present their project. They can't speak to
7 the project.

8 We won't, in general, be able to answer any
9 questions about the project, what they're prepared to
10 do, what changes they might make. We're simply here to
11 hear your concerns, your comments and to -- anything
12 having to do with Borough policy and how things work
13 through our system we can answer, but anything having to
14 do with the specifics of the development, it's really
15 not our place and it is premature for -- it wouldn't be
16 proper for us to answer those questions.

17 So with that being said, we're going to
18 entertain public comment. We've asked you all to sign
19 in if you would like to make a comment. We are going to
20 try -- we've asked that you keep your comments to two to
21 three minutes a person. If there are repetitive
22 comments, please try to sort of keep those briefer. We
23 want to hear the broad range.

24 And, you know, I'm not going to have a timer
25 on unless people run over. If people start to run over,

1 then we will have to be a little bit stricter with our
2 time limits just so that we can hear from everyone in a
3 reasonable -- in a timely manner.

4 MR. DENNIS: If I could add one thing to
5 that, remember, we will take your comments tonight and
6 to kind of piggyback on Deb's point, it is premature to
7 ask questions of the commission as it relates to this.

8 We are meeting with the developer and the
9 developer's traffic engineers on Friday, so any of your
10 comments tonight will not be forgotten, they won't be
11 discarded. I will literally take them to a meeting on
12 Friday and address anything with them.

13 So this is a good opportunity for you to get
14 anything that you would like out. We obviously have a
15 stenographer here, so we will get word for word what you
16 guys are saying and we'll make sure we work with the
17 developer on anything that the community brings up. So
18 I wanted to point that out.

19 MS. SCHERKOSKE: Thank you.

20 MS. LANDY CURRY: Would you like me to get
21 the sign-in sheet so that we can call people forward?

22 MS. SCHERKOSKE: Sure.

23 MS. LANDY CURRY: If there's anyone that did
24 not sign in on the public comment sheet -- I know a lot
25 folks signed in on the attendance sheet -- make sure

1 you've done that. And if there's anybody else that
2 needs to do it, you can still sign up as we go, but it
3 would be better to have the bulk of the folks now.
4 Thank you.

5 MS. SCHERKOSKE: Go ahead.

6 MS. MILLER: Brett Miller, 848 Wynnewood
7 Road. I thought it was really great that the developer
8 came and listened to the residents. It was really nice
9 of them to consider the residents. I spent almost all
10 day in Carlisle yesterday because I wanted to find out
11 just --

12 UNIDENTIFIED SPEAKER: Could you turn the
13 mike up?

14 (Multiple people speaking simultaneously
15 does not allow a complete transcription.)

16 MS. MILLER: I wanted to let you know that
17 there was some discrepancies on the Borough website
18 regarding the zoning map and the county's zoning map and
19 what I found in my research, speaking with several folks
20 at the Planning Commission in Carlisle yesterday, as
21 well as at the Bosler Law Library and also at the county
22 courthouse is that unfortunately when the Borough
23 submitted their draft ordinance and map, zoning map on
24 July 18th, 2013, the map that was submitted is the one
25 that I handed to you just before the meeting, and it

1 actually shows that block as being low density
2 residential.

3 It does not show commercial general and it
4 does not even show high density residential office. So
5 the draft presentation approval process, review process
6 by the county planning commission was based on a map
7 that those lots were to be low density residential. And
8 I questioned well okay, there's three different maps,
9 the one I just mentioned, the one on the Borough website
10 and a link to the one on the county website. Sorry.
11 It's like which one is the one they work from?

12 According to the Municipal Planning Code,
13 Section 608 that I provided for you, the only one on
14 file with the county is the one that is valid. So that
15 would be the former map that shows high density
16 residential office and not commercial general.

17 So unfortunately -- well I think the lawyers
18 are going to have to sort that out, but what that tells
19 me and anyone who purchased a property based on the
20 Borough's map on file here at the Borough and on their
21 website up until December 11, when they changed it to
22 now reflect commercial general, it was the prior HDRO.
23 And we do have the screen shots of that.

24 Anybody who bought property bought those
25 properties assuming it was not going to be in an area

1 where it was zoned commercial general. So I implore the
2 Planning Commission to recommend that the Borough go
3 back and redo the process of posting public notices in
4 every place that they can, including on telephone calls
5 in the area per the MPC, have another hearing to see if
6 this really should be, in fact, zoned commercial
7 general.

8 I think you may know the answer to how a lot
9 of residents feel about that already. But this is why
10 we have laws, this is why we have planning, this is why
11 we have a view. And if they had known, the developers
12 -- I'm sure the developer is going to be pretty upset as
13 well -- you know, they would have been able to plan
14 better. So I also double checked the Bosler Law
15 Library, they have no record of this being filed, which
16 is also part of the MPC.

17 MR. DENNIS: Let -- let me just clarify a
18 couple of things. So I met with Curt Stoner today from
19 -- director for historic planning from Cumberland
20 County.

21 MS. MILLER: Right. He said you asked him
22 to change the map on the county website. The link is
23 now down. The link --

24 (Multiple people speaking simultaneously
25 does not allow a complete transcription.)

1 MR. DENNIS: Brett, stop. Today was the
2 first time I talked to Curt, so that's an outright lie,
3 so I'm going to stop you there.

4 MS. MILLER: Oh, Pat, don't start lying with
5 us again.

6 MR. DENNIS: Brett, let me finish.

7 MS. MILLER: I'm going to sit down.

8 MR. DENNIS: So I talked to Curt and what
9 Brett is speaking to is inaccurate.

10 MS. MILLER: No, it's not, Pat. God dammit.

11 MR. DENNIS: In 2013 the Borough sent the
12 copy of the zoning ordinance and map that we had at that
13 time. In 2015, March of 2015, we also held a public
14 hearing to change the zoning for this particular
15 property as commercial general as well as some other
16 modifications to the zoning ordinance. During that
17 period of time and after that period of public comment
18 and public hearing -- which I wasn't here in 2015,
19 whatever -- that was not sent back to the county.

20 So it is not an inaccurate statement to say
21 that the county does not have the most recent file on
22 there because legally we didn't have to do that if the
23 changes were not substantial. Now, I'm not going to
24 indicate what is substantial and what --

25 MS. MILLER: That is not what Jeff Kelly

1 forwarded to me in an e-mail in two separate -- I'm
2 sorry, six separate e-mails. The only draft
3 presentation they have on file at the county -- and Deb,
4 you know that I would not lie to you or anyone else -- I
5 will provide -- I will do a Right to Know request and I
6 will provide that for all of you. That is not true,
7 Pat.

8 MR. DENNIS: That is right. I just said the
9 only thing they have on file is what they have from
10 2013. I just agreed with you.

11 MS. MILLER: Right.

12 MR. DENNIS: I just agreed with you. The
13 only thing the county has on file what is we sent.

14 MS. MILLER: Then why would you ask them to
15 put a map up that wasn't --

16 MR. DENNIS: I didn't ask them. I had our
17 person change our map. I didn't have the county change
18 their map. I had our --

19 MS. MILLER: That is not --

20 MR. DENNIS: I didn't talk to the county
21 until Curt called me today. So I had us change our map.

22 MS. MILLER: The link is down, regardless,
23 because they do not have the updated map.

24 MR. DENNIS: I don't disagree with that.
25 The only thing that they have is our 2013 zoning

1 ordinance. The only reason I am responding is I want to
2 clarify that's not incorrect.

3 So we did not, after our public hearing in
4 2015, send Curt Stoner or Cumberland County the updated
5 zoning map that was approved during those changes.

6 MS. MILLER: Or ordinance.

7 MR. DENNIS: Correct. So if at any point
8 Borough Council at that time or the solicitor or a staff
9 person here made the determination that those were not
10 substantial changes -- again I'm not going to debate
11 substantial or not substantial -- then there's no legal
12 requirement to send it back to the county. That's an
13 interpretive issue between the solicitor and what those
14 changes are.

15 It is no different than a municipal budget,
16 when there's slight modifications to it, you don't need
17 too re-advertise it. So for clarification point, Brett
18 is not incorrect. What the county has --

19 UNIDENTIFIED SPEAKER: Then why did you call
20 her a liar?

21 MR. DENNIS: -- is those 2013 ordinances --

22 MS. SCHERKOSKE: I guess the bottom line is,
23 Brett, you also weren't wrong that maybe the lawyers
24 will need to get involved.

25 MR. DENNIS: -- no disagreement.

1 MS. SCHERKOSKE: Take a look at it. So I
2 think probably the best thing to do with that comment is
3 -- it is valid and I think everyone's in agreement that
4 that needs to be looked at.

5 MR. DENNIS: Correct.

6 MS. SCHERKOSKE: So we will do that.

7 MR. DENNIS: That's exactly what's going to
8 happen.

9 MS. MILLER: Thank you.

10 MR. DENNIS: We have to figure it out, which
11 is separate and apart from this commission.

12 MS. SCHERKOSKE: All right. Thank you.

13 MR. DENNIS: It's not for the commission to
14 look at what happened.

15 MS. SCHERKOSKE: One thing, it will be
16 examined --

17 MR. DENNIS: Absolutely.

18 MS. SCHERKOSKE: -- by those above my pay
19 grade.

20 MR. DENNIS: It is going to be examined.

21 MS. SCHERKOSKE: All right. So I think we
22 can move forward.

23 MS. LANDY CURRY: I just want to say, just
24 everyone take a breath and remember where you are and
25 that Christmas is just a few days away and that we -- as

1 Deb mentioned, we all live here and we all want the best
2 for the community and we have kids in the room and I
3 would just remind everybody that we are an example for
4 them and if you could just try to present your comments
5 respectfully.

6 UNIDENTIFIED SPEAKER: That's what we should
7 be saying to you. You are telling us that.

8 (Multiple people speaking simultaneously
9 does not allow a complete transcription.)

10 UNIDENTIFIED SPEAKER: What a Christmas
11 present you gave us.

12 MS. SCHERKOSKE: We will continue with our
13 list. Ms. Hoover.

14 MS. HOOVER: My name is Jennifer Hoover and
15 I reside at 127 South 31st Street. Just one very quick
16 comment and then I just want to make one additional
17 statement. Regarding a clarification offer that still
18 does not address whether or not there are the
19 satisfactory documents filed with the law library as are
20 required under statute, and as I understand it the fact
21 there is a statutory defect and certain things did not
22 occur, these people in this audience and/or homeowners
23 could potentially have a grievance and rightfully so.
24 So that's what I will say about that.

25 Generally though, however, what I will speak

1 to tonight is I'm having a very hard time regarding the
2 commission's notification of this meeting and council,
3 in general. I do not understand how we are to ask and
4 plan for participants to be a part of this public
5 process -- and I do appreciate this comment period and
6 your status update; however, the agenda that was put out
7 indicated this would not be a topic and if you read
8 between the lines and my impression, it more or less
9 said don't come and don't speak to this. And now this
10 is before the committee or the commission. Fortunately
11 all these fine folks showed up, but we had a lot of
12 other people who have not shown up.

13 MS. SCHERKOSKE: If I can interject for one
14 moment. It was -- it's not that the -- that this item
15 was not on the agenda. I prepared a draft agenda last
16 week based on things that were true at the time. Things
17 have changed, so we changed.

18 MS. HOOVER: I appreciate that, but the
19 agenda was posted yesterday afternoon with the
20 indication that there would not be --

21 MS. SCHERKOSKE: No. There was also
22 indication there would be a status update. I gave that
23 status update. That part of the agenda did not change.
24 What I did do is move up the public comment period from
25 the end where we have to go through some administrative

1 stuff to now so that everyone...could be first.

2 MS. HOOVER: I would just say that the
3 timing and the agenda itself is a little unclear to that
4 regard. But given Miss Landy's comment about why we are
5 here and for our purpose regarding the welfare of our
6 citizens, I would only say that, you know, given the
7 strategic plan that was adopted by Council and as I
8 recently learned, there was a complete streets policy
9 adopted in April of 2016, notably to protecting and
10 promoting the health, safety and welfare of our citizens
11 and visitors and for the purposes of promoting healthy
12 transportation choices.

13 And my own personal opinion, everything --
14 most recently Council's actions and this development
15 plan, it begs me to wonder whether, in fact, you are
16 holding those priorities of utmost importance. In my
17 opinion it seems that these recent actions are
18 inconsistent with all those values that I believe you
19 hold and we hold and Council holds perhaps most dear.

20 So I would only ask the Council to consider
21 your prior actions and keep the safety, health and
22 welfare of these people in this room and in our
23 community. Prioritize them, safety first over profit.

24 MS. SCHERKOSKE: Thank you. What I'd like
25 to do is get back to the sign-in sheet and so I will

1 call people in order if that's all right. The first
2 person is Louise Schuster.

3 MS. SCHUSTER: Louise Schuster, I'm at 1807
4 Walnut Street. You had mentioned that they're required
5 to comply with the zoning code. 901 A9 of the zoning
6 code says about traffic flow and the ingress, egress
7 from the lots shall not cause traffic hazards or vehicle
8 backups upon abutting streets. Patron and customer
9 vehicles waiting to enter and/or exit an establishment
10 shall not be permitted to stack within the right-of-way
11 streets.

12 And since we all know what traffic's like on
13 Chestnut Street, you wait three lights to get to the
14 Giant, I'm curious just how Chick-Fil-A is going to
15 comply with this?

16 MS. SCHERKOSKE: Next up, Lynn Hackenberg.

17 MS. HACKENBERG: I have concerns about the
18 safety for the children riding their bikes to and from
19 the school. There's bike racks at the school. I live
20 like a block away. I live on South 27th Street, which
21 is one way to Chestnut Street. You can turn right or
22 left.

23 How do you turn left on to Chestnut when
24 it's backed up back to 24th Street? Which happens
25 nearly every evening. Last night it was backed up to

1 27th Street shortly after 5:00. You can't turn left. I
2 got hit there a few weeks ago trying to make a left
3 turn. The stop signs don't mean anything.

4 So I just think that the entrance on
5 Chestnut Street is totally irresponsible. Keep the
6 traffic, if they have to build it -- and I don't think
7 they should -- I don't think any of their egress should
8 come down an alley into our streets. And I don't think
9 any traffic should be placed on to 24th Street. Five
10 lights to get through there to the Giant the other day,
11 five, because of the traffic coming out of the gas
12 station, which is a headache.

13 MS. SCHERKOSKE: Thank you. Next up John
14 Hanson.

15 MR. JOHN HANSON: I live at the corner of
16 South 31st and Chestnut. I'm very aware that South 31st
17 only allows one car at a time to pass because of
18 parking. They plan on paving and using my backyard as a
19 driveway and putting 1200 cars a day on to South 31st?
20 I don't see that. How in the world can this entity come
21 in from out of town, the owners are in Georgia, the
22 realtors are over in Wormleysburg and here they are in
23 Camp Hill and they're going to legally drive 1200 cars
24 through my backyard every day?

25 Can you understand why I'm upset? 1200 cars

1 is the average. Frequently there will be more. And
2 where are they going to go? And they've all come
3 apparently from Chestnut Street. They're talking about
4 the alley being one way out. So 1200 cars have now made
5 the right turn where in the morning you are not allowed
6 to make a right turn until you get to Chestnut.

7 The Borough thought something was wrong with
8 that. There's something wrong with a lot of cars making
9 a turn there. Well now there's going to be more. They
10 open at 6:30 for breakfast. I feel betrayed by every
11 one of you. I feel betrayed by --

12 UNIDENTIFIED SPEAKER: We all do.

13 MR. JOHN HANSON: I realize you're only
14 allowed to uphold the law. But you can also stop the
15 laws from being changed. I feel betrayed by every one
16 of you.

17 MS. SCHERKOSKE: Thank you, Mr. Hanson.
18 Next up Roy Hanson.

19 MR. ROY HANSON: His brother. I kind of
20 have two parts. I just quickly was looking at the map
21 and it looked like there double driveway for the drive
22 through was approximately 116 feet of two lanes, which
23 if you figure about 20 feet a car, there's about ten
24 cars. It seems that once they get to that limit,
25 they're actually blocking their own entrance and exit

1 into the parking lot for their own people.

2 Nevertheless that, you're going to have all
3 the people down about a hundred feet to Chestnut,
4 there's another five cars. So after 15 cars they're now
5 coming out into Chestnut. What is it, maybe another ten
6 cars until they're out on to 32nd Street blocking 32nd
7 Street.

8 I was out at the Swatara Chick-Fil-A 11:00,
9 before lunch, and there were 27 cars in the drive
10 through waiting. They were into the Wolf's parking lot.
11 I have seen where they come around and they are actually
12 blocking Sheetz's parking lot. So if we don't think
13 they're going to be backed up to Panera on the highway,
14 we're fooling ourselves. So that's just a major issue.

15 But my question, similar to my brother's
16 feeling betrayed is you are supposed to be watching for
17 the values, about the values of the Borough, the values
18 of the people. We know about the kids getting hurt. We
19 know about parking. Lights, noise. It's going to kill
20 me.

21 So you are ruining the lives of
22 approximately a hundred people in that area. You are
23 decimating the property value of a hundred properties.
24 You are putting our children in peril. Those are the
25 cons. What's the pro? What is so valuable to have this

1 company in there? With the building facing the wrong
2 way it's going to look like -- you are looking at the
3 back of the restaurant when you pull in.

4 How does that appeal to people coming into
5 this nice sign, welcome to Camp Hill. Oh, there's the
6 back end of a Chick-Fil-A. And look at all the traffic,
7 I can't even get into Camp Hill. What's the great value
8 of having this? Do we all get free Chick-Fil-A for
9 life? I don't care. I don't want that. And maybe it's
10 more for the Borough, I'm sorry --

11 UNIDENTIFIED SPEAKER: We get worked up.

12 MS. SCHERKOSKE: Next up, Maxine Wenrich.

13 MS. WENRICH: I'm Maxine Wenrich, I live at
14 1924 South 31st Street. I moved in the Borough eight
15 years ago. I specifically moved into the Borough
16 because I loved the school district. I have three boys,
17 nine, seven and five. They all attend school. I work
18 at the school district. I work with autism support,
19 kindergarten through second grade.

20 My main concern is the safety of our
21 children. A lot of people come to this district because
22 they believe in the school, they love what it offers and
23 they specifically come here because of that. They trust
24 that it's a safe place for their students and their
25 children to walk.

1 If you add a Chick-Fil-A, that's going to
2 bring another 1200 to 1500 cars in the very area that
3 students are crossing to get to school safely and
4 sending them down Chestnut Street where they are walking
5 to school safely. You are jeopardizing their lives.
6 You are choosing profit over their safety. Thank you.

7 MS. SCHERKOSKE: Thank you. Zach Wenrich.

8 MR. WENRICH: Yep, hello. So that's my
9 wife. She's pretty awesome. Anyway, same here, I moved
10 to this area because of the school district. Grew up in
11 Harrisburg, Pennsylvania. Really just wanted a good
12 education for my kids. And I expressed this at the last
13 meeting. My kids are of the highest priority; do
14 whatever I can to be a good father, a good husband, and
15 we chose that home -- same thing, two years ago is when
16 we moved from -- we moved from 18th Street to 31st
17 Street.

18 We chose that home and that area because I
19 believed according to the map that there wasn't anything
20 going to be going on the corner. With that said, now
21 we're here, we're looking at something that I think
22 would endanger the lives of our children, but I also
23 believe that the traffic that happens every day on 15 --
24 I believe if that traffic were stopped and we were to
25 ask every person traveling through that corridor if they

1 think this would be a good idea, I can almost guarantee
2 they all would say no.

3 And with that and furthermore, I don't know
4 if you guys remember the meeting when they presented
5 their plan to us, I don't even believe any of them when
6 I asked them if they would want this in their backyard,
7 they had nothing to say. And so to me that just
8 further, you know, gives me the assurance that I don't
9 think this is a good plan.

10 Personally I don't believe -- do you think
11 this is a good plan for the people of Camp Hill,
12 especially those who live in that area? And
13 furthermore, I believe if anybody -- if you were to live
14 in that area, I think it would be something that you
15 probably wouldn't want as well.

16 And so yes, we are passionate, but that's
17 because it's affecting our lives in the negative. We
18 moved to this community because we saw many positives
19 and we want to see positives in the future in this
20 community as well. It shouldn't be halted for a
21 Chick-Fil-A.

22 Like I said in the last meeting, we are more
23 creative than putting a Chick-Fil-A on the corner that
24 would cause more headache, more pressure, more
25 congestion. And as well just in terms of the children,

1 they're our future. So when we put a Chick-Fil-A in
2 there, all that congestion, all that traffic, how will
3 you respond when one of them gets hurt because of that?

4 There's more people who are texting and
5 driving, more now than ever. And when we put all those
6 cars in there who come from other areas that aren't
7 aware that we are a walking district are further
8 endangering the lives of our children. So I would
9 really -- I actually beg you to really dig deep and
10 really ask the question is this really benefitting Camp
11 Hill?

12 Camp Hill I believe is one of a kind. I
13 don't know any other walking school districts in the
14 area. I believe that we have something very special,
15 but I also believe that if this were to be passed, if we
16 were to move forward in that direction, I wouldn't want
17 to move forward in that direction. But if you were to
18 and if planning, you know, proceeds, I think that will
19 take the something special out of Camp Hill. Thank you.

20 MS. SCHERKOSKE: Thank you. Next up Josh
21 Lavitsky.

22 MR. LAVITSKY: I just question the planning
23 aspect. It seems like the developers, they came to us
24 and they didn't know about the alleys. That was a
25 question mark. I feel like if you guys gave them what

1 you wanted, gave them a good answer, you would have told
2 them don't use the alleys because that's how people get
3 to their houses and how people get, you know, to garages
4 and like say if they are cleaning out the garage one day
5 and you have to pull the car out and, you know, people
6 are honking at them to move. Like how would you like
7 that?

8 It's just kind of like think about how we're
9 situated and it's going to affect all those people. And
10 also the traffic is just -- you can't get around it.
11 Think about coming home southbound and passing the Giant
12 there -- that left lane only has seven spots. So when
13 you're in that spot, it's going to be backed up into the
14 second lane going southbound. It's already bad enough.
15 You have to wait eight lights sometimes to get through
16 there.

17 And that's a huge impact in this little
18 community. It's just kind of like even parking for
19 everyone that works at Chick-Fil-A. If you work at
20 Chick-Fil-A, when it's lunchtime, how are their
21 employees going to get in the parking lot to park and
22 they can't park at Hemp's parking lot, so where are they
23 going to park? That's something to think about.

24 I think you need to address just the common
25 sense concerns that need to be approved to like let this

1 happen. You know, it comes to alleys -- if Chick-Fil-A
2 cannot sustain its traffic without using the alleys,
3 then it shouldn't happen. That's all I got. And this
4 is for Anna, too, she's next. So she won't go.

5 MS. SCHERKOSKE: Thank you.

6 MR. DENNIS: Mark, who is sitting to my
7 right, works for Gannett Fleming and he's the Borough's
8 traffic engineer, so any of your traffic concerns and
9 anything you are bringing up, these will be addressed on
10 Friday. So that's -- I just want to make sure you know
11 who everybody is.

12 Eric is our engineer and Mark is
13 specifically a traffic engineer, so anything you are
14 saying, anything qualitative that you are saying, any
15 quantitative data that we get back from the developer,
16 we obviously are going to scrutinize and I think it's
17 important that you realize that we have dedicated the
18 resources, so we hear you.

19 MS. SCHERKOSKE: Thanks, Pat. Next up,
20 Marilyn.

21 MS. MAMONE: Marilyn Mamone, M-A-M-O-N-E. I
22 live at 3109 Yale Avenue and I've lived there for 30
23 years, so I've had a bird's eye look at some of the
24 changes that have taken place in my neighborhood. And
25 one of my concerns is that I live one block away from

1 Chestnut and I didn't hear about the Chick-Fil-A project
2 until two days ago.

3 And I immediately flew into action and wrote
4 up a little flyer and began to distribute it to all the
5 houses in my neighborhood. And yesterday I was on
6 Chestnut Street around -- I don't know, between three
7 and 3:30 -- and the traffic was absolutely wild. And I
8 assume related to school being over, you know, the high
9 school. But it was tough crossing the street and there
10 is no Chick-Fil-A yet, so that's certainly of concern.

11 The other thing I think we need to consider
12 is that this is a quality of life issue. I have a
13 friend that used to describe Camp Hill as being a little
14 slice of heaven. And I think we have to ask ourselves
15 what are we doing to preserve that quality of life?

16 It's well known that Camp Hill has a very
17 small tax base and maybe one of the things we could do
18 is to do some brainstorming about how we might increase
19 our tax base in a way that would not affect the quality
20 of our lives. So I do think a brainstorming session
21 could help us all.

22 But I do think it's curious that I'm one
23 block away and I didn't hear anything about this
24 project. I heard that they had notified people in the
25 neighborhood, but I wasn't one of them. And nobody on

1 my block knew about it, either. Thank you.

2 MS. SCHERKOSKE: Thank you. I will say that
3 is something that we -- I actually personally asked
4 about when we saw the sketch plan, what were their
5 plans, who were they going to invite? We encouraged
6 them to be inclusive. We will certainly pass that
7 information along, that there are folks maybe beyond the
8 initial -- there are people beyond the initial invite
9 list that they should consider inviting for future
10 reference.

11 MS. MAMONE: Yeah, I appreciate that because
12 I'm only one block away, so it will have an impact on
13 me.

14 MS. SCHERKOSKE: We'll pass that along.
15 Thank you. I'm going to mess this name up. Tree Layton
16 Zuzzio.

17 MR. ZUZZIO: That's correct. So you said
18 there was going to be a traffic study. Well I don't
19 really think that's necessary because today it took me
20 ten minutes to get from my house on the corner of
21 Harvard and 31st Street to Giant, which seems to be
22 pretty self-explanatory that there already is a traffic
23 issue, being that our streets were designed in the 1950s
24 and haven't been expanded since then, so I mean they're
25 able to fit some 1957 Chevys, but other than that, not

1 so much.

2 And also to the fact that the implications
3 of the traffic caused by this Chick-Fil-A will expand
4 beyond just the Chestnut, 31st Street area, as in the
5 people who commute to work, as the majority of the
6 people who do in Camp Hill, will expand their radius
7 from whence they're trying to avoid traffic.

8 So if Harvard gets a lot of traffic, a lot
9 of that traffic would then transfer to Yale and Market
10 Street, the people who are out trying to avoid this
11 traffic hub that would be the Chick-Fil-A.

12 And not to mention the amounts of property
13 damage that will occur because of this. My grandparents
14 lived on Chestnut Street for a very long time, they lost
15 four mirrors on two of their cars from people hitting
16 them. My mom, who lived on Chestnut Street for only
17 four years, lost two mirrors.

18 I have had a dent in my car from someone
19 that hit the back thinking that it was a stopped car for
20 a stop sign, but I'm parked next to my house because
21 almost everyone in this area does have street parking
22 because, you know, we don't have driveways and such.

23 And also for the fact of looking at the
24 students who cross the street, I have a ten-year-old
25 brother, he's not great at looking both ways. I mean we

1 try, but he's not good at it. And I wouldn't imagine
2 that the drivers who go through this intersection will
3 be any better than the drivers I see in Camp Hill.

4 I once saw someone run over the crosswalk
5 sign on Chestnut Street, then back over it to see what
6 they hit, which I thought was interesting. And a lot of
7 people entering the area and trying to avoid traffic,
8 that will just add to the confusion that these
9 neighborhoods already face from the large commuter
10 population. This would only compound the issue.

11 MS. SCHERKOSKE: Thank you. So we have a
12 Mrs. V. Barnes, it's kind of scratched out. Should I
13 just move on?

14 UNIDENTIFIED SPEAKER: Yeah, move on.

15 MS. SCHERKOSKE: Ann Durand.

16 MS. DURAND: Hi. I live at 17 South 30th
17 Street. Up until recently I lived at 3115 Chestnut.
18 For those of you who don't know, that is one of the
19 affected houses. I moved. Why?

20 I came here to Camp Hill about 16 years ago,
21 my husband and I were looking for a place to live. I
22 grew up in Hershey. We didn't want our kids to go to
23 Hershey because Hershey is being taken over by
24 corporate. Hershey used to be a wonderful little town
25 much like this where we ran around and streets were

1 safe. Now it is nothing but Hershey company and
2 everybody's leaving.

3 Wanted a better world for my kids. I raised
4 my family in that house. I had to leave that house
5 because...not necessary -- it's not necessarily just
6 Chick-Fil-A. It is any business that goes in that area
7 is going to do that to that area. It is not built for
8 that.

9 And for 15 years I sat and watched the
10 traffic. I would have to get out of my house to go --
11 just to get out I would have to go through back alleys,
12 down three blocks and wait ten minutes through cycles
13 just to get back up to my house again and then wait a
14 couple more cycles to get through that light. It is not
15 meant for that.

16 I feel for my neighbors who are still there.
17 I didn't leave the neighborhood. I just went around the
18 corner. Why? Because I love the neighborhood. These
19 are my neighbors in the back. These are the people that
20 you are affecting. Our children. Our homes. Our
21 dreams. I planned on growing old in that house.

22 When I moved into it the realtor told me at
23 least you got a foot in the door. I hated it -- I
24 looked at a parking lot every morning. But I had the
25 best freaking backyard. It was a silent beautiful

1 little oasis that I no longer have. I don't have any of
2 it. I don't have my dream. I don't have my home.

3 N'Braces was there, I don't know if you guys
4 remember them, there used to be a conflict with N'Braces
5 and their alley when all of their customers, even though
6 they had access on 32nd Street, they'd still come down
7 the back alley. Almost hit me when I'm just, you know,
8 trimming my hedges. Tore up the alley.

9 But we were supposed to fix it. Even though
10 it's not our alley, we were held responsible to fix it.
11 I had my car get sideswiped because I lived on Chestnut
12 Street. You can't possibly -- you have to fix the
13 problems that exist now before creating new ones.

14 And it has always been a problem. And I'm
15 going to reiterate what I'm sure everybody else told
16 you. If this were your backyard, would you move? I had
17 to. Because I couldn't live with that. My neighbors
18 shouldn't live with that. And if it were your children,
19 would you allow to it happen? Your children? Not our
20 children. Your children. Your house. This is not
21 fair. This is our home. And some of us have lost it
22 because of this. Thank you.

23 MS. SCHERKOSKE: Thank you. Evan Vogel
24 passed. Jennifer Hoover, you've spoken already. Last
25 on our list is Becky Kane.

1 UNIDENTIFIED SPEAKER: How do we get the
2 list?

3 (Multiple people speaking simultaneously
4 does not allow a complete transcription.)

5 MS. KANE: I appreciate that you volunteer
6 for this and know that we are glad that you're here and
7 that you're listening. I have a few things, I'll move
8 quick. First of all, I would like this answered, would
9 the transcription that's being made be made public and
10 when? And will it be posted?

11 MR. DENNIS: Yes. This is a public meeting
12 so the transcript will be posted.

13 MS. KANE: But when?

14 MR. DENNIS: When I get the transcript back
15 from the person transcribing it.

16 MS. KANE: Wow. Will it be the same
17 timeline as minutes from Borough Council meeting or
18 safety committee meeting?

19 MR. DENNIS: We do that internally, somebody
20 does the minutes online, a member of my staff. They are
21 a separate entity that we are paying to be here, so the
22 minute she gets them to me I'll put them on the website.

23 MS. KANE: Okay. The second thing is you
24 had said that any development that's within the codes of
25 the Borough, as long as it's not against the -- what we

1 already have, the regulations and codes that we have
2 would probably not be declined by Council.

3 To me that sounds like if Chick-Fil-A wants
4 to build the Chick-Fil-A then we are going to get a
5 Chick-Fil-A whether we like it or not; which wow, that's
6 amazing. I didn't know that's how government worked.

7 MS. SCHERKOSKE: Let me just clarify. I'm
8 -- I'm not speaking for Council. What I was saying --

9 MS. KANE: I understand.

10 MS. SCHERKOSKE: It's not something that we
11 would have the authority to recommend, that they not
12 approve it, if it meets the ordinances.

13 MS. KANE: Right. I understand that. So
14 you would say hey, we don't have a reason to recommend
15 that you decline this. I understand that. I'm with
16 you. But what I want to make clear is that Borough has
17 a -- you should keep in mind Borough has that safe
18 streets policy that was adopted and this goes against
19 the safe street s policy. In I believe it was 2016 that
20 that was adopted.

21 And it also goes against the safe ways to
22 school plan that we -- you know, we had a grant to put
23 that in place. And that wasn't just getting sidewalks
24 in and making the corners safe. That included bike
25 rodeos and a safety poster contest and also safe eating,

1 healthy eating, nutrition. That's all included in safe
2 ways to school. It's a whole package.

3 And it's not particularly Chick-Fil-A that
4 I'm against, it is the hugeness of this project. But on
5 that note, I don't -- I mean Chick-Fil-A might be
6 healthier than some other fast food alternatives, but
7 this is part of the safe routes also, safety and health.

8 The fourth thing -- sorry, the fifth thing,
9 there was a traffic person with the development meeting,
10 I'm -- I get the gentlemen mixed up, I'm sorry. He was
11 talking about the traffic studies that they were doing
12 and he said that the company wanted to get a traffic
13 study leading up to the holidays because they figured
14 oh, the holidays might be busier.

15 So he said we did that traffic study, we put
16 some cameras up and we wrapped it up last week. I'm not
17 sure which holidays he was talking about, but I live at
18 3033 Chestnut. I live across from John Hanson, at the
19 corner of Chestnut and 31st, and I've lived there for 21
20 years and I've seen traffic every day of my life since
21 I've lived here back up way past my house.

22 So I can tell you that the holidays get much
23 worse. And I'm not sure which holidays he was counting,
24 but that will not be reflected in the traffic study. So
25 if you could please bring that up.

1 Two more things. Consolidated Properties
2 did not invite -- and they said that they did not invite
3 residents across the bypass. Those are the kids every
4 morning that are crossing the bypass. They're most
5 affected. And Consolidated Properties did not invite
6 them. The main person was speaking -- I'm sorry, again
7 the names all run together and I didn't take notes. He
8 said yeah, yeah, sorry we didn't invite them, we didn't
9 even think about them. I would like them again, sir, to
10 address that, as far as traffic.

11 And another thing, the last thing, this is a
12 regional traffic issue, this is not just Camp Hill. My
13 Dillsburg friends, my Harrisburg friends, my
14 Mechanicsburg friends, my Wormleysburg friends, my
15 friends from all over the place who commute back and
16 forth, up and down are furious about this. They're
17 going to be stuck in traffic longer than they are now.

18 It's not just a Camp Hill thing. It is not
19 just a community thing. They are upset in the whole
20 region. PennDOT doesn't want it and the residents don't
21 want it. Thank you.

22 MR. DENNIS: The Borough does have a
23 complete streets policy and we will use that when we
24 meet with the developers. Traditionally developers
25 don't show any sort of pedestrian improvements that

1 aren't on-site on their property.

2 So what we will do -- what Mark will do and
3 Eric and I will do is sit down with the developer and
4 any of those things that are stated in that ordinance,
5 we will talk to them about how they will do that through
6 a developer's agreement or elsewhere.

7 So you may not see that on the plan, itself,
8 but those are things the Planning Commission will see a
9 developer's agreement on and that's part of your
10 recommendation process to the Council and the Council
11 has to approve that developer's agreement as well.

12 So if it doesn't move forward -- I think
13 that's an important thing to note -- again, that
14 resident made a good point about the traffic study.
15 Those numbers will come back, Mark will look at those
16 numbers. First of all, we will be able to see if they
17 can actually do this. They may not be able to.

18 That's a very important thing I think
19 everybody needs to keep in mind, they came in with a
20 sketch plan. All that was was a sketch plan. They are
21 not here tonight because they went back to the table and
22 said we heard what they said and we've got to meet with
23 staff and we've got to go back to the PC, because we
24 need to get hard numbers that we can look at to see if
25 this can even be done.

1 Once Mark looks at those numbers and we come
2 back to you, their sketch plan will be an actual
3 preliminary or final plan and then we will have to work
4 on that developer's agreement congruent with that that
5 will show any sort of modification or cash disbursements
6 that they'll give us for us to make those modifications.

7 So I don't want to say it's premature and I
8 think these comments are great, it's just there's just a
9 lot of work that needs to be done before anybody can
10 assume that this is going to get done.

11 MS. SCHERKOSKE: Also, too, I'll mention in
12 a recent development that we did the review on, actually
13 it started about a year ago tonight, we also recommended
14 -- there was a developer's agreement that came out of
15 that to address traffic flow issues. So this is not
16 something -- this would not be something unusual for
17 something like this high of an impact density.

18 MR. DENNIS: Developer's agreements are very
19 status quo when it comes to this type of thing.

20 MS. SCHERKOSKE: Yes.

21 MR. DENNIS: I am not saying this in defense
22 of the developer or not in defense of the developer, but
23 I will tell you that the developer is meeting with the
24 school district as well as meeting with us; so they are
25 aware and those things will be discussed with both us,

1 the district and those will go both to -- back to our
2 counsel when that's done.

3 MS. SCHERKOSKE: That was something else
4 that we brought up last month.

5 MR. DENNIS: Absolutely.

6 MS. SCHERKOSKE: We have kids in the school
7 district, too. Thank you. Moving on to the next sheet.
8 Sherry Bowman.

9 MS. BOWMAN: Okay. My name is Sherry
10 Bowman, I live at 498 North 25th Street. I'm not
11 directly impacted by this personally and I do feel
12 terrible for those folks who are or will be impacted by
13 what's going on over there. But I have -- I'm kind of a
14 researcher and I've been working for a while, for about
15 two years now on the Cumberland Boulevard Improvement
16 Task Force.

17 So we have been looking at 32nd Street now
18 for two years. And we are the group behind securing
19 this Camp Hill to Capital safety study of that entire
20 roadway from 581 the whole way through Harrisburg. So
21 there is a study that's coming out and one of the
22 comments I wanted to make is to make sure that this
23 group references that study as well as the walk-ability,
24 bike-ability study that the Borough, the citizens of
25 Camp Hill are paying for. So it should be major

1 significant input into anything that goes on at that
2 corner.

3 MR. WAKEFIELD: Sherry, when is that coming
4 out?

5 MS. BOWMAN: Well I know the one for the
6 safety study for the corridor, that's going to be
7 initially read out in February, February 8th at the
8 Harrisburg area transportation study meeting. And that
9 will then kind of move through a process at a higher
10 level. It's outside the Borough. It is actually
11 happening across a tri-county region, they are looking
12 at this roadway. That's just a little bit of
13 background.

14 My -- I have a couple kind of bigger
15 questions. One is how did we get here? I really want
16 to understand what kind of planning process went into
17 re-zoning those properties? Because I think just really
18 anybody in living in this Borough knows pretty clearly
19 that that -- the...any kind of development on that
20 corner is a nightmare.

21 Besides the thing we know about traffic and
22 even trying to get out of Camp Hill is a headache and
23 has been for years for everybody. You can't get out
24 right now basically. We know we have safe routes to
25 school, so these are kind of all known things that were

1 going on at the time this was being re-zoned. It seems
2 -- and then we come to learn that you can't even widen
3 Chestnut Street to get another lane, another turning
4 lane or anything to accommodate traffic.

5 So I'm just -- I really would like to
6 understand where the planning process came in and why
7 the Borough, the people who were running the Borough,
8 felt that it would be okay to change the zoning? I'm
9 just -- I think that's a really important question and I
10 think we all need answers to that.

11 MS. SCHERKOSKE: If I could just interrupt,
12 I think -- unfortunately we are not -- all of us
13 postdate those changes that were made. And in response
14 to Brett's comments earlier, that's something that we're
15 going to look into. There is a process. You know, they
16 followed a process. What process they followed, we
17 can't personally speak to, but certainly that is
18 something that is going to be looked into.

19 UNIDENTIFIED SPEAKER: How can we change the
20 zoning back?

21 MS. BOWMAN: If it's unofficial, you know --
22 (Multiple speaking simultaneously does not
23 allow a complete transcription.)

24 MS. BOWMAN: Let me just finish off with
25 some recommendations. I, for one, suggest waiting for

1 the results on the various safety and walking studies
2 that we have going on.

3 I want to commend this developer. He has
4 engaged our community more than our own government has
5 engaged the public. Okay. And I think this is really
6 important. We need better communication between our
7 Borough and its citizens.

8 You know, just saying that oh, show up for a
9 Borough Council meeting, that's not enough. Okay?
10 There's subcommittee meetings that meet regularly once a
11 month and the safety -- there is a subcommittee meeting
12 on safety, but guess what, as citizens we're not allowed
13 to go to them. They're closed.

14 My recommendation is that all of those
15 subcommittee meetings be open to the public. If you
16 choose to go, you go and you can give some input. You
17 have Borough Council meetings, I have been going to them
18 for a year and a half. I kind of gave up on it because
19 it's just a one-way, talking out. There's no talking
20 in.

21 And when you do, there's no interaction. So
22 why even show up? You know, it took me about a year and
23 a half to figure that out and I think we can do a lot
24 better here in Camp Hill. And I think that something
25 like this could have been prevented if we had better

1 communication through multiple channels. I don't think
2 publishing things in the Sentinel is going to cut it.

3 So I think -- I would recommend that the
4 Planning Commission recommend to the Borough to have
5 more town meetings, to open up these subcommittee
6 meetings that happen for folks that are interested in
7 engaging. I think there's a ton of people here that
8 would love to be involved in things, but when you can't
9 go to a subcommittee or you show up and you get kicked
10 out, that's kind of not a good sign from the government.
11 So I think that would be terrific.

12 The other thing I want to speak to the
13 Planning Commission about is make a plan for Camp Hill.
14 We can't afford to just keeping running along and
15 calling a Planning Commission meeting in a reactive
16 sense. This group only gets invited to meet when
17 something comes up. To me that's not planning.

18 And I'd love to see this commission step
19 forward and take a stronger role. Let's make a plan for
20 the Borough so we can prevent these kind of bad
21 decisions. This is a really, really bad decision, guys.
22 And I think we can do a lot better.

23 So those are my comments, take it or leave
24 it, but I think we can do better and I think we can open
25 up and, you know, take the lead of the developers.

1 Thank you.

2 MS. SCHERKOSKE: Thank you. Next up Curtis
3 Mulky.

4 MR. MULKY: Hi, I just had a quick question
5 concerning the scope of the traffic study and planning.
6 How far out mileage wise do you go from kind of the
7 point of impact?

8 MR. METIL: We actually haven't made that
9 determination yet, that's why we're going to meet with
10 the developer's traffic engineer, to identify the scope.
11 There's some requirements in the ordinance of how far
12 you can go based on how many trips are generated, so we
13 actually still don't even know -- some numbers have been
14 put out there today, but we still don't even know how
15 much traffic this thing is going to generate; so we
16 haven't discussed the scope with them based on how much
17 traffic they think they are going to generate.

18 MR. MULKY: Kind of my next leading question
19 is at what point does PennDOT get involved at all?

20 MR. METIL: PennDOT generally only gets
21 involved if the access is on their facility, which would
22 be 32nd Street. Chestnut Street is a municipal roadway,
23 so they wouldn't get involved. We are reaching out to
24 PennDOT to meet with them because that is their
25 intersection, so we are going to consult with them about

1 this development, but they don't have jurisdiction over
2 it. If changes were needed to the intersection, they
3 would get involved in that, so that's why we are trying
4 to engage them.

5 MR. MULKY: If there's a known traffic jam
6 problem that's going to be coming their way they don't
7 want to get involved?

8 MR. METIL: That's what we are going to try
9 to do, to reach out to them to make them aware of this
10 and to see what their concerns are and see, you know,
11 what we can get out of the traffic study and potentially
12 involve them also.

13 MR. MULKY: The other point I want to make
14 concerning traffic, we all travel with cell phones now,
15 so we have Google maps, Waze, all those things. I drive
16 to -- my job, I was driving to New York like four times
17 a month. Waze has saved my bacon more times than I can
18 count by routing me through the side streets and
19 everything else.

20 That's what's going to happen on 21st and
21 everything. I know, because when I drive home it sends
22 me down 21st if there's backed up traffic in other
23 places. It is just getting worse. There's ways and
24 means around that, but there's other ways to help
25 control the flow of traffic which I'm sure you are

1 aware; speed bumps and things like that. Which is
2 already needed on 31st Street.

3 I just wanted to bring that to your
4 attention and hopefully you guys incorporate utilizing
5 technology and figure out how to integrate that with
6 Waze, Google and who to talk to there. Because I have
7 made changes before with stuff, you can contact the
8 company and let them know this is a residential street,
9 keep them off.

10 But it shouldn't come from an individual,
11 that should be coming from government entities telling
12 them that like don't route people through here. Because
13 it is not just locals that are going to be going to
14 Chick-Fil-A. Chick-Fil-A is going to generate ads on
15 Google and all these other things, it's going to say
16 come eat here, there is a new Chick-Fil-A, and it is
17 going to pop up right on top when you do a search for
18 restaurants and it's going to lead to people coming from
19 New York, DC, everywhere else traveling on the 81
20 corridor, it's going to lead them right there.

21 And that is going to generate more traffic
22 problems, more people who have no idea what Camp Hill
23 is, it is just my kids are hungry, and they're screaming
24 and I got to get them food. So just something to
25 consider.

1 MR. METIL: Thank you.

2 MS. SCHERKOSKE: Thank you. Steven Knaub.

3 MR. KNAUB: Steve Knaub, I live at 120 South
4 31st Street. I want -- I want to start with just sort
5 of a statement and question. I understand the
6 procedural issues that you must do and that you must go
7 through and that you can't just say well, we don't like
8 this project so we're going to put it in the dust bin;
9 because a technically correct plan is submitted, you
10 have little recourse.

11 I do want to point out -- and other people
12 have touched around the edges of it -- this commission
13 does not just enforce those rules, it writes them. So
14 you -- when an ordinance is revised, correct me if I'm
15 wrong, you are involved in its rewriting. You are
16 involved in the zoning change. You are involved in
17 relief by waivers, by variances, any of those matters.

18 So the rules that you're stuck with that
19 give us what we view as a very bad situation are of the
20 commission's own making. So it's not that the
21 commission is this helpless entity who's stuck giving us
22 a bad project. It's that they made the rules that
23 induced the bad project. You know, I just wanted to
24 point that out.

25 Now, a lot has been said about openness and

1 yeah, we understand procedurally that things were
2 advertised, likely meeting all the criteria. It sounds
3 like there were missteps at the county level, maybe
4 other places. I think those are minimum standards. And
5 putting an advertisement in an arecaine paper that
6 almost none of us get just doesn't cut it any more. Go
7 above the minimum standard. You need to be engaged
8 where people actually look so that we can see that there
9 could be potential issues in the future.

10 I'm sorry, I'm going backwards and I'll try
11 to stay on time. The other thing regarding writing the
12 ordinance, I'm not saying everyone is a great
13 prognosticator; however, this re-zoning, I think there's
14 reasonable things that could be inferred. From the very
15 beginning there was talk about fast food at the
16 location. And so I don't know how specific you can get,
17 but I think that the ordinance should be written in a
18 way that protects the context better.

19 Whether that means minimum lot sizes or
20 whether it specifically addresses the amount of traffic
21 generated by a site and where it can ingress, egress. I
22 think, you know, we've missed something here and we are
23 ending up with an unfortunate result that you now get to
24 enforce.

25 Lastly -- I don't speak for everyone, but

1 I'll just share something that I wrote that, you know,
2 may be disturbing in a different way. For me and for a
3 lot of other folks I have been talking to, this project
4 in our minds -- and if it can be -- if we have the power
5 to do it at this point -- without a couple things it's a
6 no-go. And it's not because we hate Chick-Fil-A or we
7 hate commerce.

8 We live in a town that is not a bedroom. It
9 has business. I did that on purpose. So all for
10 business, but that corner, regardless of who occupies
11 it, if it is a high traffic use, I view these three
12 things as the minimum standards for allowing that
13 project to proceed.

14 It must ingress and egress from 32nd Street.
15 That may be not feasible based on the amount of property
16 the developer has now. That's not our problem. He
17 needs to solve that. That may be a problem with getting
18 approvals with PennDOT. It shouldn't be made our
19 problem.

20 The next thing is that the -- our alleys
21 should not be part of this plan. I know it's
22 complicated because it is entangled with our rights to
23 use the alley they are taking. And I would canvas the
24 neighborhood to give the alley away to keep customers
25 out of my alley, but the alley shouldn't be in play.

1 There's got to be some way to keep customers out, out of
2 play.

3 The third thing and big picture --
4 everything else, complete streets, street trees, you
5 know, I think we already need traffic calming devices.
6 The third thing is this project right now is insular, it
7 looks in on itself. They presented a rendering at their
8 meeting from the parking lot. It is not a community
9 member. It is not a neighbor.

10 This, in addition to having a vehicle
11 ingress/egress from 32nd Street, it should have a
12 pedestrian entrance on Chestnut Street with a wider
13 formal sidewalk that does not cross traffic to access
14 the building.

15 It should be a neighbor, it should be part
16 of the community if it goes in.

17 UNIDENTIFIED SPEAKER: So my kid can walk
18 from school.

19 MR. KNAUB: Without crossing a drive,
20 without crossing a cue for the drive through. Those, to
21 me, I will protest this until the very end, until I
22 can't if those three things aren't met. Thank you.

23 MS. SCHERKOSKE: Thank you. Last on the
24 list is Dan Doubet.

25 MR. DOUBET: Dan Doubet, I reside at 203

1 South 19th Street and I want to say somebody told me a
2 long time ago municipal government is like the place
3 kicker of government because like it is not bad at doing
4 things about it until you get it wrong, you miss it; and
5 then everybody is breathing down your neck, right?
6 Football. You get the metaphor.

7 It seems like at the last meeting someone
8 said square peg, round hole. I think that feels right,
9 like the right metaphor. At the last meeting it was
10 also made clear that Route 15, 32nd Street was off the
11 table, it was not -- that was just off the table from
12 the developer's standpoint.

13 And I think there's two important points I
14 want to make. One is that the developer chose the site
15 specifically because I'm sure that if they are based in
16 Wormleysburg they have been through that intersection
17 and they know what kind of traffic it gets. So they are
18 going through the motions that they want us all to be a
19 part of this, but they are choosing this because they
20 know they can get the most customers there, regardless
21 of any other consequences but for the people that live
22 there.

23 And then the last thing I think this reveals
24 for all of us is that while I'm sure -- you all
25 are...thank you for your patience for a lot of this. I

1 think there is a point around, you know -- there is --
2 there was a point when you could have had better input
3 around the zoning procedure and I think there is a
4 question there. A lot of that falls to the Council.

5 But the myth that we must dispose ourselves
6 of is this idea that public decisions are made in the
7 public for the public good. Somewhere along the way
8 there's a decision made to look at that corner and
9 extract as much wealth as possible, regardless of
10 consequences with the developer at the core of it.

11 And how those conversations are entailed
12 seem to be largely lost in the ether. They are not
13 really reflected in minutes in any of the different
14 various meetings. People didn't really know this stuff
15 was happening, but now we do and now we are here. This
16 is a mistake. This isn't over yet. I hope you all have
17 a chance to walk -- take advantage of the chance to walk
18 it back through Council and other means. So I thank
19 you.

20 MS. SCHERKOSKE: Is there any other...

21 MS. MILLER: Brett Miller. No more
22 questions. It will be really quick. To address the
23 folks about like PennDOT and HATS; unfortunately, I've
24 had the opportunity for the past two years to learn a
25 little bit more about this with our grass roots project.

1 And I did attend the HATS meeting, which is our
2 Harrisburg Area Transportation Study on Friday.

3 PennDOT and District 8, which we are in, are
4 fully aware of what is going on and they had yet to
5 receive -- at least the director had yet to receive any
6 HOP permit from the developer. I think it's just a
7 little premature, but they are fully aware.

8 The greater picture is HATS is what is
9 called our regional metropolitan planning organization.
10 So think of federal government dollars. It is
11 administered by the tri-county regional planning
12 commission and the people that sit on this HATS
13 committee are made up of our county commissioners,
14 people from PennDOT, transportation engineers, Capital
15 Area Transit; basically anybody who's anybody in the
16 decision making process in planning for our region.

17 Thus, the municipal -- the PA Municipal
18 Planning Code provides for a county planning commission
19 for the very purpose of review of municipal planning
20 that should be submitted in accurate documents to them
21 for review in a timely manner so that they're able to
22 plan.

23 So we wonder why we got here? The county
24 didn't have the accurate information when the Borough
25 presented a draft zoning ordinance or map in 2013.

1 People purchased properties based on the old map that
2 was up on both the county website and the Borough
3 website. So how did we get here? Not sure exactly, but
4 I think it is something that absolutely needs to stick.

5 And I love everything that you all do and I
6 hope that the Planning Commission will work with the
7 county planning commission. I understand that they have
8 outreach meetings two to three times a year and I said
9 oh, who's that for? And they said oh, all the municipal
10 entities in the county. And I said oh. He said but
11 we've never seen anybody from Camp Hill. I said well do
12 the other folks come?

13 I shouldn't say they hadn't seen anybody,
14 but they hadn't seen anybody in a while. And I said do
15 the other municipalities come? And he said oh, all of
16 them; they usually send somebody. This is not on our
17 planning commission at all or you, Deb. It is our
18 elected officials who need to start to communicate to
19 their residents and to our county planning officials,
20 who I have learned will do an ordinance draft for any
21 municipality. And they do for several.

22 They will create a zoning map for a
23 municipality and they are happy to work with any
24 municipality, just FYI.

25 MS. SCHERKOSKE: Thank you. Alyssa Packer.

1 MS. PACKER: My name is Alyssa Packer, 501
2 Arlington Road. I signed in on the sign form. I would
3 like to urge everyone to stop talking about when this
4 happened; when this goes in, this is the kind of
5 sidewalk we'll need and this is the kind of landscaping,
6 the kind of screen. This cannot happen. There is no
7 way that this can be possible.

8 There's no possible developer's agreement
9 that can make this a safe idea for our community.
10 There's no way that the traffic can handle it, so let's
11 stop. We owe this developer nothing. We owe him
12 nothing. He literally said to us at a Borough Council
13 meeting that he wanted us to sell them that little strip
14 of land in front of there so that he could get X million
15 dollars from Chick-Fil-A instead of X dollars from
16 another gas station or Starbucks.

17 Well it's not our responsibility to make
18 sure he gets the millions of dollars he wants from a
19 Chick-Fil-A if that's not what's best for our community.
20 Because you know what, we know if they want to put
21 another Starbucks there, that's fine, that will be the
22 third Starbucks if you count the Barnes and Noble and we
23 know that won't impact our community in the same way.
24 There may be other reasons we don't want the Starbucks,
25 but we know what Starbucks brings to our community.

1 So please stop talking as if this is a done
2 deal. This is our responsibility to protect our
3 community and at the point when he said that, we should
4 have just kept that plan if that little strip of land
5 makes the difference between him being able to market
6 it.

7 UNIDENTIFIED SPEAKER: Actually he asked for
8 it for free initially. I was at the meeting and he
9 stood there and he said can you give it to me before he
10 said he would pay for it.

11 MS. PACKER: And community members said they
12 would crowd source, fundraise for that strip of land to
13 make sure that he didn't get that because we knew -- he
14 sat there and said I can get a Chick-Fil-A for this much
15 money for me. This is about him. We owe him nothing.

16 That land will be...find someone else to use
17 that land in a more appropriate way. Commercial
18 development does not mean any commercial development.
19 It means commercial development that's appropriate for
20 the land available. This is just not available. We can
21 not have our students walking to school in front of the
22 entrance and exit to a fast food restaurant.

23 So I would suggest that we do everything in
24 our power to make sure that this doesn't happen and many
25 boroughs pass ordinances that don't allow fast food

1 within a certain mile radius of their school district.
2 So if we can't find a way within our current ordinances
3 to make sure this doesn't happen, I would suggest that
4 we change our ordinances.

5 MS. SCHERKOSKE: Could you repeat your name.

6 MR. WENRICH: Zach Wenrich.

7 MS. SCHERKOSKE: Thank you.

8 MR. WENRICH: So we've made many concerns,
9 brought up many topics. Now that this is being
10 transcribed, all this information, what's the next step?
11 Where is this information going to go again? Before the
12 developers?

13 MR. DENNIS: What was your question again?
14 I'm sorry.

15 I wanted to respond to her question -- or
16 Alyssa's statement because it is a good statement and it
17 is important that we have this dialog.

18 The issue at hand is the zoning, not
19 necessarily the Chick-Fil-A. The Chick-Fil-A is a
20 permitted use within that zoning district. So there are
21 many, many permitted uses in that zoning district that
22 may be unfavorable. To give you an example, art
23 galleries, animal hospitals, bank, bed and breakfast --

24 UNIDENTIFIED SPEAKER: Fine. Fine. Fine.

25 (Multiple people speaking simultaneously)

1 does not allow a complete transcription.)

2 MR. DENNIS: -- there's a litany of things
3 that are permitted. I think it's important when we
4 leave here and we go back and talk to the developer that
5 it is just not about the Chick-Fil-A, it is about what
6 Alyssa was saying, the zoning is what's allowed this.

7 The developer is using what's in the
8 allowable zoning to build what they're building. So it
9 may not be a Chick-Fil-A. If the traffic doesn't meet
10 it, it doesn't meet it. We don't know that yet, we will
11 figure it out. It doesn't mean -- I'm just very rude
12 with people -- it doesn't mean if this development plan
13 dies that another developer or the same developer or
14 whatever won't bring a Wendy's in or a McDonalds in,
15 because it is a permitted use.

16 So right now the focus at hand is this is a
17 permitted use. Within this district they are allowed to
18 build this by right, by use. It doesn't mean the
19 traffic meets it. It doesn't mean anything else meets
20 it. It means we have to do our work and make sure that
21 we protect the community.

22 If it does not meet it, Council denies it.
23 If it does meet the traffic calculations, which Mark
24 will look at and work with the developer on, if it does
25 meet the subdivision and land development ordinance, it

1 doesn't mean we can't do anything, it just means we have
2 to work within the confines of that.

3 So I just wanted to clarify the point that
4 it is --

5 UNIDENTIFIED SPEAKER: Can we listen to the
6 man that's talking, please.

7 (Multiple people speaking simultaneously
8 does not allow a complete transcription.)

9 MR. WAKEFIELD: Folks in the audience, if
10 you can keep it down and listen to anybody's who
11 speaking, including people on the panel up here, that
12 would be much appreciated. Everybody's listening to
13 what you have to say. If there is a response please
14 listen to it.

15 MR. WENRICH: This might be more of opinion
16 because I brought up the topic up of what you just
17 addressed. If property were to be bought center of town
18 and collected as if -- you know, the way this developer
19 collected properties, I don't believe that there would
20 ever be a Wendy's or a Chick-Fil-A in the center of Camp
21 Hill. Does anybody else here? Do you think that would
22 happen? No, it wouldn't.

23 Briefly to the point that I actually came up
24 here for, which was -- let me think what was it. Yeah,
25 everything that's being transcribed today, what's the

1 next path for all that information? Where does it go?

2 MS. SCHERKOSKE: So the stenographer is
3 going to make her transcription, she's going to provide
4 it to the Borough. That will be made available. Those
5 tend to be very thick documents, so it's...I'm going to
6 say it's not entirely feasible -- it may be feasible to
7 post them on-line or maybe not. Probably the best way
8 to access those is through seeing a paper copy in the
9 Borough office. They're like a hundred pages.

10 UNIDENTIFIED SPEAKER: Oh, on-line?

11 MS. SCHERKOSKE: They are like a hundred
12 page.

13 (Multiple people speaking simultaneously
14 does not allow a complete transcription.)

15 MS. SCHERKOSKE: We'll see. In the past we
16 have not been able to...

17 MR. DENNIS: Traditionally this is a very
18 high influx development, so we can put the schematic
19 that comes in, we can put the final plan up that
20 Planning Commission is going to review on-line; we will
21 absolutely do that, I'll get a PDF of that and make sure
22 it's on the website.

23 We will put up any corresponding
24 documentation in their packet that goes to them on the
25 website. So when they meet again in January, anything

1 that we have hard copy from the developer, I can make
2 sure it's disbursed promptly.

3 MS. SCHERKOSKE: He was simply asking about
4 the transcript?

5 MR. WENRICH: Yes.

6 MR. DENNIS: Yeah, we keep hard copies, we
7 don't put transcripts on-line.

8 UNIDENTIFIED SPEAKER: Start posting them.

9 UNIDENTIFIED SPEAKER: Yeah, put them
10 on-line, please.

11 MR. WAKEFIELD: To be clear, this does not
12 have to be transcribed. So there's not necessarily a
13 hundred percent guarantee that this stuff comes in a big
14 file and it is slapped on-line. We have minutes. The
15 idea here is we are taking all of your commentary, we
16 are distilling it as best we can, because it is not
17 going to be useful for a developer to read through a 500
18 page transcript, they are going to fall asleep halfway
19 through.

20 UNIDENTIFIED SPEAKER: Don't you think they
21 should read through it?

22 MR. WENRICH: Here's my concern, is we're
23 wondering if the developer is actually going to get the
24 information? Will the next meeting with the developer
25 be transcribed or -- I mean we have cameras in here, it

1 would be pretty easy to record it. I think we need to
2 see that meeting. We need to know that we are being
3 fought for and not just overlooked.

4 And I do say this -- I do say this kindly
5 because I'm sure -- I can't speak, but I'm sure the
6 majority of us have social media accounts, instagram.
7 What's the paper that information was getting on?

8 UNIDENTIFIED SPEAKER: The Sentinal.

9 MR. WENRICH: The Sentinal. I don't even
10 know about the Sentinal. What I will say --

11 UNIDENTIFIED SPEAKER: They don't even
12 deliver.

13 MR. WENRICH: It is not that hard to get an
14 instagram account opened up, companies do it all the
15 time. Yeah, it would take work, but I think for the
16 common people, the people that pay our taxes right in
17 this community, I think it is something we would
18 actually look at, especially when it's actually coming
19 up on our feed. Then you would see more people at
20 meetings.

21 But I do believe that we shouldn't be
22 overlooked. We are feeling overlooked. So I think how
23 can we know that that is something that that developer
24 is reading through? Because half the meeting when he
25 was here, the developer was actually out in the hallway

1 a good portion of the time. So while we were sitting
2 there talking, he said very little to nothing, but then
3 was out in the hallway the majority of the time as well.

4 So it doesn't necessarily look like he cares
5 about our concerns, so we need someone on our side and I
6 hope that's you, to show that care and concern. So
7 that's what I wanted to say.

8 MS. SCHERKOSKE: Thank you. One thing I
9 will say is that our process is open to the public.
10 That is required by law and that's what we do. We --
11 you know, if the developer is -- decides to come before
12 us in January, that will be posted on the Borough
13 website. We will include an agenda, hopefully there
14 won't be multiple revisions and things will be somewhat
15 settled so it can go up on -- up there for a week and
16 people can access it.

17 As I said at the beginning of this meeting,
18 this time we had to adjust to things as they were
19 developing and so we apologize for not having that up
20 there a week ago, but things were changing. So our part
21 of the process will be open.

22 The part about what is -- how your views are
23 represented to the developer, number one, you can come
24 to the meeting when they present the plan to us. That's
25 the number one thing. You probably will wind up saying

1 a lot of the same things you said tonight and that's
2 okay, that's -- you know, that's part of this process;
3 is show up, be there, speak often, speak loudly and we
4 welcome that.

5 The other part is the role that the Borough
6 staff plays. And their responsibility is to convey what
7 they hear at the Planning Commission meeting, what they
8 hear at Council meetings to the developers, to the
9 consultants that we have working on board for us.

10 So we will make every attempt to get things
11 like the transcripts on board. As Isaac said, this is
12 not a formal public meeting on the plan presentation
13 because the developer is not here. We will try to get
14 that on, we'll see if that is technically feasible. It
15 is going to be a hundred plus, two hundred page
16 document, not entirely easy to search through. It may
17 be easier to look through a paper copy. I am not saying
18 it couldn't be done, I'm just saying just bear with us.

19 There will be minutes, those will be posted.
20 Those will be made available as well. Hopefully I've
21 answered some of those questions. And to you, sir.
22 Repeat your name, please.

23 MR. MULKY: Curtis Mulky, M-U-L-K-Y. One
24 more quick question. I know there's a lot of residents
25 here. What has the Borough done to reach out to

1 businesses? Not just Giant, but the local businesses
2 that reside on Market Street, so you can get their
3 opinion? Any traffic impedece is also going to affect
4 their business as well.

5 MS. SCHERKOSKE: I'm going to pass that on
6 to you, Pat.

7 MR. DENNIS: The Borough has a downtown
8 coordinator and she works with all the businesses. I
9 mean I can ask Mary Beth directly what the business
10 feedback on it is.

11 MR. MULKY: Yeah.

12 MR. DENNIS: I mean they are aware of it,
13 but they haven't expressed any concerns directly through
14 her to me, but that doesn't mean they don't exist.

15 MR. MULKY: Yeah.

16 MR. DENNIS: Or they weren't brought up. So
17 I will make sure to ask her first thing tomorrow
18 morning.

19 MR. MULKY: Thank you.

20 MS. SCHERKOSKE: Sir.

21 MR. CARMICHEAL: David Carmicheal. I'm not
22 sure you got to my sign-in sheet over there, I live on
23 Lincoln Street above Willow Park. And so this does not
24 affect me directly, but it certainly is going to affect
25 everybody who lives in the Borough, and so I'm very

1 interested in what's happening here.

2 I just have a couple of comments. One is
3 that -- you may not know too much about it, but you
4 should bear in mind that Harrisburg has announced that
5 they are re-routing a lot of roads downtown with the
6 sole purpose of slowing traffic down as it passes
7 through Harrisburg. Where does all that traffic come
8 from that passes through Harrisburg? It comes across
9 the Taylor bridge. It comes from us. It comes from 11
10 and 15 from Camp Hill and Mechanicsburg and all those
11 places beyond.

12 So in addition to the horror that we're
13 about to visit on ourselves, we are going to be
14 contending with our neighbor to the east consciously
15 trying to slow the traffic down. In fact, one of the
16 things they've announced they are going to try to do is
17 remove that turning lane at the end of Taylor bridge on
18 to Front Street and make everyone come to a stop before
19 they turn.

20 I cannot imagine, even my little three mile
21 commute is going to take an hour once they do that. So
22 we are just compounding problem after problem after
23 problem. And I have to reiterate that we look to this
24 group to solve problems and not create more problems.
25 So please solve the problems.

1 Secondly, I hope that you won't -- and I
2 know you won't -- I really believe you won't -- but
3 don't hide behind the idea that we don't have the
4 authority to do anything; there was nothing we could do;
5 they met the letter of the laws, so we had to let it go
6 through.

7 There are things you can do. You can impose
8 reasonable restrictions to protect the safety of the
9 residents of this town. You can impose reasonable
10 restrictions to make them fit the building into the
11 character of the community and not just plop this thing
12 down that came from heaven knows where. And actually it
13 looks like Chick-Fil-A in Atlanta and now they are
14 plopping it into the middle of Camp Hill; at the very
15 entrance to Camp Hill.

16 It is going to set the picture of what Camp
17 Hill is for everyone who comes from that direction. So
18 please don't -- don't give up what authority you do have
19 on this. And then lastly I will say that at the last
20 meeting I blame myself for not paying enough attention
21 to what was going on here and at the Council meeting.

22 In the few days since that meeting I
23 searched and searched and searched to find out when this
24 meeting was. I could find it nowhere. I -- if I
25 understand the open meetings law, you are to post the

1 meeting on the building where the meeting is to take
2 place at least three days prior to the meeting. I drove
3 by there every day looking for that posting.

4 I just wanted to know what time the meeting
5 was. It was posted on the Facebook site, the community
6 Facebook site that there was going to be a meeting, but
7 I didn't know what time. Please don't just fulfill the
8 letter of the law -- or at least fulfill the letter of
9 the law, please, but go above that. You represent us
10 and we need you. So please help us be involved.

11 MS. SCHERKOSKE: Thank you. Next.

12 MR. ROY HANSON: Hi. I spoke before, Roy
13 Hanson, South 31st Street. Mark, you made comment
14 you're waiting for the developer to find out the scope
15 of traffic. Are we allowing them to tell us what they
16 think the traffic's going to be at that location?

17 MR. METIL: No. We are meeting with them to
18 identify what scope we want them to do.

19 MR. ROY HANSON: Okay. So we do our own
20 investigation to Chick-Fil-A's to find out what kind of
21 traffic they develop?

22 MR. METIL: We identify the requirements we
23 have for them for the traffic study, which might be --
24 which I know what they are doing now is trying to find
25 out how similar Chick-Fil-As -- how much traffic they

1 generate; because as everybody knows, a standard fast
2 food restaurant, a Chick-Fil-A generates more than the
3 standard fast food restaurant.

4 MR. ROY HANSON: Right. So that's a study
5 we are creating; we are not allowing the developer to
6 say how many cars they think is going to be there?

7 MR. METIL: We are asking them to provide
8 the information and we will review it and we'll say if
9 we agree with it or not.

10 MR. ROY HANSON: So supposedly they hired an
11 independent, but I understand we are not trusting them.

12 MR. METIL: They hire a traffic engineer.
13 We tell them what the scope of the study is that we
14 require. They provide the information that then we
15 review and say whether we agree with it or not.

16 MR. ROY HANSON: How do we believe what they
17 are telling us?

18 MR. METIL: I can't answer that until I see
19 their numbers.

20 MR. ROY HANSON: Okay. I go back to my
21 other question, how -- if -- what can we do to change
22 zoning back to that area?

23 MR. DENNIS: So basically what would usually
24 happen in this type of situation is somebody would do a
25 zoning text amendment. It is a little tricky here

1 because this was done in a comprehensive fashion and
2 usually any solicitor or any sort of legal
3 representation will require a municipality to do some
4 sort of comprehensive zoning revision, not just what is
5 called soft zoning.

6 So we couldn't necessarily deny this plan
7 and then tell the developer or anybody that would own
8 that property we are changing this from CG to
9 residential. So it would have to be done in a more
10 comprehensive way. So the short answer of that would be
11 to do another zoning revision, do another comprehensive
12 zoning revision.

13 UNIDENTIFIED SPEAKER: Do it.

14 MR. DENNIS: That's a long process. So in
15 this situation we have to look at what the zoning is now
16 and work within that. But in the future, whether it's
17 the Planning Commission, Borough Council, we are lead by
18 administrative staff. Usually when they are done, it is
19 in a comprehensive plan review, a strategic plan review
20 or a zoning modification.

21 Usually those things are kind of done
22 contiguously, which they were done in '13, end of '14
23 and our strategic plan was in '15; so you are about
24 what, four years into that. So Council would have to
25 undertake another study and review zoning change or

1 comprehensive plan review.

2 MS. SCHERKOSKE: Pat, I think also too,
3 stepping even a step further ahead or behind or
4 whatever, before all of that is a comprehensive plan.
5 And Chris and I talked about the fact that there was a
6 comprehensive plan done in 2007, 2008?

7 MR. DENNIS: 2007, yeah.

8 MS. SCHERKOSKE: So Chris, I'm going to --
9 correct me if I'm wrong, but there was -- this zoning
10 was consistent with that comprehensive planning effort,
11 is that correct?

12 MR. MILLER: There was a plan that was done
13 in 2007 and it looked at Wormleysburg, Lemoyne and Camp
14 Hill as a multiple municipality comprehensive plan and
15 one of the things that was in that plan and that study
16 when it was done was changing of certain zoning areas
17 throughout the community. This happened to be one of
18 them that was recommended. There were others.

19 MS. SCHERKOSKE: And there has been
20 discussion on -- in this group this year about updating
21 our comprehensive plan, going through that exercise.
22 That still has yet to be done. There's a lot of balls
23 in the air in terms of ordinance reviews and whatnot.
24 But that is something that I think is on our radar
25 screen.

1 MR. ROY HANSON: So even though the zoning
2 before may have been done -- we feel without us knowing
3 and kind of underhanded and back-doored from a
4 developer's standpoint --

5 MS. SCHERKOSKE: The process may have
6 occurred -- it seems like it may have had its roots in
7 this 2007 comprehensive planning effort, which it was a
8 multi-municipal planning effort with Wormleysburg and
9 Lemoyne Borough.

10 MR. ROY HANSON: I understand, but now that
11 we've identified it...

12 MS. SCHERKOSKE: That's 11 years ago.

13 MR. ROY HANSON: But now we've identified a
14 major problem with that zoning change and potentially
15 the zoning of that right now, there's no other avenue to
16 -- it sounds very burdensome to try to change the zoning
17 now, it puts it all on the Borough or us or something.

18 It just seems ridiculous that we can't, as a
19 community, say hey no, this is wrong, we didn't realize
20 it happened, we need to go back to the way it was. Is
21 there that opportunity at all?

22 MR. DENNIS: The short answer of that is no.
23 The process would be a lot more long winded than that
24 because fortunately or unfortunately -- depending upon
25 your perspective -- the developer has rights right now

1 as a CG district. That was done through a comprehensive
2 zoning change.

3 If we were to -- if they don't meet the
4 traffic analysis, that would give us quantitative data
5 that we could say we're asking for the zoning
6 designation. It is tricky, but nonetheless as I read
7 out earlier, there are many uses within CG -- which is
8 what this zoning district is.

9 So not only do we have a document that kind
10 of culled that out, but then our Borough decided in 2015
11 to change it to this. It would need to be something
12 more -- I don't want to say grandiose -- but grandiose
13 in scope than simply saying, you know what, now we don't
14 want a restaurant here.

15 Now, that being said, you can limit the
16 types of uses within a zoning district. So there could
17 be -- it was brought up earlier by a resident, there are
18 stipulations that we could change within our zoning
19 ordinance that would prevent say a permitted use in CG
20 such as a hotel. We could put in it could only be 24
21 feet high or something like that. So you can limit the
22 type of development that you get.

23 Right now unfortunately we don't have
24 anything that would prevent this type of restaurant from
25 going in. So as part of that comprehensive review of

1 zoning, most assuredly the PC and the planner who would
2 be doing this work, whether at the county or
3 sub-consultants here, could say well, you know what, the
4 traffic is pretty bad here, we have counts on that that
5 say so, let's make drive-throughs not permitted; or
6 conditional. There are things called conditional uses
7 that can get even more complicated than this.

8 MR. ROY HANSON: So you get this traffic
9 study back and realize nothing is -- kids selling
10 newspapers don't work there because of traffic -- can't
11 we go back to re-zone it so that this doesn't ever
12 happen again? Once you have a study that proves nothing
13 can happen, if it does --

14 MR. DENNIS: Sure.

15 MR. ROY HANSON: -- you can say hey, let's
16 not fight this battle again with the developer that's
17 got money out the wazoo to spend for lawyers and
18 everything. Let's re-zone it to where it should be.

19 MR. DENNIS: I think that it would be part
20 of a larger zoning revision, but that definitely could
21 be reviewed, absolutely.

22 MS. MILLER: Just to speak to that real
23 quickly, is that I don't think that if it was changed
24 back that we would have something worse in that area
25 because the Borough has the power to do a special

1 exception such as a school in a neighborhood. So I
2 would hopefully allow -- or hope that the Planning
3 Commission would get the correct information out to the
4 public regarding what could and couldn't go there and
5 the special exceptions.

6 And Imagine West Shore is the document
7 located on the Cumberland County website that is talking
8 about all of this and one thing I don't think anybody
9 has brought up is the little stream right in between the
10 alleys is actually part of the Cedar Run watershed and
11 anything that would get built anywhere near there would
12 have to go through environmental scrutiny and I think
13 maybe, you know, the developer may want to walk that
14 area before they go any further and spend any more money
15 because I don't think you can deposit the kind of waste
16 that we're talking about, a restaurant; you know dishing
17 out...sorry.

18 MS. SCHERKOSKE: That wasn't really -- I
19 don't think that was a big topic of the conversation at
20 the sketch plan level just because it was the sketch
21 plan level, so...

22 MR. DENNIS: We will bring it up on Friday.

23 MS. SCHERKOSKE: Ma'am.

24 MS. MANLOVE: Hello I'm Jen Manlove, I'm a
25 life long seventh generation Camp Hill resident. I'm

1 just up here to request that when you do the traffic
2 study and ask for the scope to the traffic study -- I'm
3 sorry, my address is 2920 Dickinson Avenue. I live on
4 the corner of South 30th and Dickinson.

5 That when you consider the parameters for
6 the traffic study, that you also consider the lower end
7 of town from Columbia up to Chestnut because we already
8 get a high traffic volume in the morning, but that's
9 mostly from the school. But also in the evening from
10 cars coming off the bypass into our neighborhood to try
11 to bypass the light at Harvard and the light at
12 Chestnut.

13 I mean I can't even tell you -- I guess I
14 could stand out there and count cars every day, but the
15 volume is absolutely insane. And most of them are just
16 cutting so they can cut through the neighborhood. They
17 will come down Dickinson or come down Columbia and back
18 up 30th so they can, you know, get away from that light;
19 get away from the traffic. They don't have to try to
20 turn or, you know, even interact with any of those cars
21 in there.

22 So I can see with a -- any type of high
23 volume business going in on that corner, as the
24 gentleman said earlier about Waze, you know, that is
25 just going to direct more people through the

1 neighborhood and also make more people feel like oh, my
2 gosh, it's such a nightmare up there at Chestnut; you
3 know, there's no way I'm going to be able to get through
4 that light, you know, because there's people in the lane
5 trying to make a right to go into Chick-Fil-A.

6 The left lane is already congested because
7 of the numerous amounts of congestion, so that's just
8 going to funnel more cars down through that lower
9 section of the neighborhood. So it's not really just
10 the two blocks around 31st and Chestnut that are going
11 to be affected, but all of us who are even blocks away
12 are going to feel that impact every day, six days of the
13 week if it is a Chick-Fil-A or seven days a week if it's
14 a high volume type of business.

15 So please if you'll consider, you know,
16 suggesting that in your traffic study because that will
17 give you a wider scope because again, it's not just
18 those two blocks. It's going to be this whole lower end
19 of town that's affected. Thank you.

20 MS. SCHERKOSKE: Next.

21 MR. BERNIE: I hope I'm signed in on the
22 right sheet to speak. I'm here tonight to speak as a
23 citizen of the community, Mike Bernie, 11 North 30th
24 Street. I'm very, very proud of the community tonight
25 and the way that you addressed this question.

1 I have a lot of questions, too, and thanks
2 to the fact that I have gotten a wake up call from a lot
3 of neighbors, I walked over to -- I drove over and
4 walked South 31st, Bramar, the alleys, the N'Braces lot
5 and the other back lots. It's quite an eye opening
6 experience. And I would encourage...

7 And I want to be very clear about something.
8 I am in no way seeking to influence any action of the
9 Planning Commission or the individual members of the
10 Planning Commission, but I would encourage every
11 resident of the community to go over and do what I did,
12 which is to look at the situation there first so that
13 everyone understands what that neighborhood is
14 potentially experiencing already from this and might
15 experience.

16 Next point, I am interested as a citizen --
17 and I think I know a little bit about what goes on --
18 who owns the alleys back there? I don't know the answer
19 to that clearly tonight. I would like to know exactly
20 who owns the alleys and who has the right to access
21 those alleys when this project or if this project is or
22 is not complete? I don't know the answers. I'd like to
23 know the answers. Who owns the alleys?

24 I'd like to know exactly why PennDOT has, in
25 fact, not said they need to do a traffic study. I think

1 I know the answer to that one, I'm not sure, and I'm
2 awaiting that answer. I hope to know a lot more about
3 why PennDOT isn't doing that study in addition to any
4 development by any potential developer.

5 I would just say that the communications
6 I've received, I admire, I respect -- from people who
7 have known me for the 40 plus years I have been here and
8 for people that don't know me, I appreciate all that. I
9 hear you about the zoning revision and I hear you about
10 the idea of -- other ideas that have been put forward.

11 And the last point I'll make is one thing
12 I'm pleased to say is that tonight you can hear in this
13 room better than you could three years ago or, in fact,
14 one year ago. There are other things in the works that
15 can improve life in this community for all of us and I'm
16 just as interested in that as anybody is.

17 MS. SCHERKOSKE: Next.

18 MS. KANE: Becky Kane again, K-A-N-E, 3033
19 Chestnut. Real quick, Louis Brandeis said sunlight is
20 one of the best disinfectants. And along lines with
21 what Bernie was just saying, I didn't thank you guys, I
22 didn't thank Council, I didn't thank the developer most
23 of all for making much of this community want to see
24 even much more sunlight on these proceedings and all
25 local government proceedings.

1 All of us aren't going to come to every
2 meeting from now on, but you will be seeing me as long
3 as I know when your meeting is, you will be seeing me at
4 Borough Council meetings. School board will start
5 seeing me again and I think there's probably going to be
6 a lot more attendance at meetings.

7 And along those lines of sunlight being the
8 disinfectant, it's 2018, there's absolutely no reason
9 minutes can't be on-line. I am not coming here to the
10 Borough while I'm at work. I work in Adams County. I
11 can't come look at the minutes here at the Borough
12 office.

13 You say that, Mr. Dennis, as if it's
14 convenient. I don't know who here could come during the
15 day to look at any minutes of any length, but it's not
16 convenient. It's 2018, they can certainly be on-line.
17 The minutes I have seen on-line, horrible. So hopefully
18 they would be -- obviously a transcript will be better,
19 but hopefully the minutes will be better and be
20 informative. So again, thank you for listening and for
21 inspiring us to want to see more sunlight on this
22 process.

23 One more thing, Michael Surrilucco is who
24 has bought up all those properties. He's been buying
25 those properties for ten years, he's been slowly buying

1 them, so this isn't a big old surprise, it's just a
2 matter of what was going to be proposed. And as you can
3 hear, we just don't want something high traffic, high
4 volume done with those properties.

5 Those properties are -- there are still
6 people in them, they are renting them and they're so
7 neglected. Well that's on purpose. You buy them, you
8 neglect them; oh, we need to move out now, let's make
9 this a Chick-Fil-A out there. Shame on them. Shame on
10 him. Thank you.

11 MS. SCHERKOSKE: Thank you. Sir.

12 MR. KNAUB: Steve Knaub, 127 South 31st
13 Street. I apologize for coming back up, but I feel
14 compelled to. I'm an architect and I've read many comp
15 plans and ordinances and I've read comp plans that say
16 preserve the character of and so on and so forth and I
17 go on to read the ordinance and the effects of the
18 ordinance, if you level the place, is that the place
19 that would come in after that is unrecognizable to the
20 previous entity.

21 And so I bring that up to say commercial
22 general as being compatible with the comp plan is I
23 think one dimension of it. I read drafts of that comp
24 plan that was multi-municipality and there was, from my
25 recollection, extensive focus on pedestrian

1 friendliness, bicycle friendliness, multi-mobile. It
2 was a comp plan that I was in favor of.

3 The nuts and bolts of this I'm not; I'm not.
4 I don't think it's actually compatible with the big comp
5 plan. It may be compatible in terms of the type of use
6 on a corner, but the way it's implemented; no, it's
7 incompatible. So I just take exception to that. Thank
8 you.

9 MS. SCHERKOSKE: Is there anyone who has not
10 spoken here who would like to speak? No? Anyone else?
11 Anyone who has spoken before and would like to speak
12 again?

13 MR. ROY HANSON: I'm sorry, I do have one
14 thing. Roy Hanson. It looks like on their plan like
15 they're putting a curbing through the alleyway that now
16 exists between the N'Braces and their property; so it
17 looks like they are closing off that alleyway. I don't
18 know how they could do that and can we then close off
19 the alleyways that lead to South 31st and to Bramar
20 because we all feel they shouldn't be allowed to access
21 that at all.

22 And when we are talking curbing, right now
23 it's under the homeowner's responsibility for repairing
24 curbing, pavement, maintaining the alleyway behind.
25 When you have 1200 cars, they are going to be parking on

1 the sidewalk, they are going to be breaking the curbs,
2 they're going to be breaking the sidewalk, they're going
3 to be hitting the fire hydrant, they're going to be
4 tearing up the driveways.

5 As you said, walk those alleyways sometime
6 and see what they are like now. So I just have concern
7 at who is going to be responsible for the maintenance
8 that this place is going to create?

9 MS. SCHERKOSKE: Thank you. Does that do it
10 for public comment? Thank you very much. I appreciate
11 your time.

12 MS. SCHERKOSKE: One more, I'm sorry.

13 MS. DURAND: Just quickly. Ann Durand, 17
14 South 30th. I do recommend that you all do -- have any
15 of you actually gone to the site?

16 MS. SCHERKOSKE: I have.

17 MS. FOSTER: Yes.

18 MS. DURAND: So when I tell you that -- you
19 really do need to see it, because there's no way that
20 you can expand the alleyways, which are only literally
21 as wide as a car. There is no way -- you've seen an
22 aerial view of Trindle, the bypass intersection, and you
23 know that you cannot expand Chestnut Street. Where are
24 you going to put the volume of traffic?

25 I have seen when N'Braces was there, their

1 customers literally parking on -- on my neighbors'
2 yards, their back yards. They have driveways, their
3 garages are right on the alley, so you have them. How
4 will they pull out? These are not wide areas.

5 This is very old. The house that I -- is
6 1922. And those house are from the twenties. That area
7 was developed in the twenties. It is not to handle the
8 traffic of 2018; it just doesn't. And if you can't
9 expand it, you can't put anything in there that doesn't
10 -- that isn't going to fit. It just doesn't fit.

11 You can't -- you can't make things magically
12 happen because somebody's got money. It just -- you
13 have to -- I highly suggest you go and look. See the
14 damage that N'Braces did to the alley. And as I
15 understand it -- because when we had an issue with them,
16 the Borough -- the Borough owns the alleys, but the
17 residents are made to maintain them.

18 UNIDENTIFIED SPEAKER: That is true.

19 MS. DURAND: Who can access the alleys?
20 Anyone can. I think that's quite the burden to put on
21 the people who live there. Really look. Take a look
22 for yourselves. Use your common sense, okay? Thank you
23 very much.

24 MS. SCHERKOSKE: Thank you everyone. We're
25 going to take a five-minute break.

1 (Break taken from 8:01 p.m. until 8:11 p.m.)

2 MS. SCHERKOSKE: Let's reconvene. Thank you
3 all for indulging us in a break, a stretch our legs
4 break. All right. Our next item on the agenda is old
5 business. The draft SALDO review. So I don't know how
6 much we -- detail we want to get into on this tonight as
7 it is after 8:00 and we're probably all lagging a little
8 bit.

9 So we have before -- I guess our first order
10 of business was to review the design and improvement
11 status.

12 MR. MAINS: Correct.

13 MS. SCHERKOSKE: Okay. I looked at them and
14 I actually looked at Brigid's comments and my comments
15 were fairly or pretty much yours, okay, I didn't have --
16 I did not have anything else, actually. Maybe a couple
17 of nit-picky things, but nothing worth discussing.
18 Anyone else?

19 MS. FOSTER: No specific comments.

20 MR. WAKEFIELD: Did you guys have anything
21 that you wanted particular attention on?

22 MR. MAINS: No. I don't think there was
23 anything particular. This is that section of the
24 ordinance that I told you was not going to be a
25 particularly glitzy one because it is a lot of

1 dimensional particulars and things like that.

2 So I think with the written comment the next
3 progression would be for us to include those, get a
4 revised draft back out to the Planning Commission so
5 that the Planning Commission can take up any further
6 review of that and then move forward from there.

7 MS. SCHERKOSKE: Okay. That sounds good.

8 MR. MAINS: I am not surprised there's not a
9 lot of comment. It's not particularly exciting to look
10 at, nor does it have a ton of bearing on things because
11 it really ultimately comes down to sort of construction
12 things. It's not to the level of planning and some of
13 the things certainly as we've heard tonight, it's not
14 really speaking to any of that.

15 MR. WAKEFIELD: Which provisions are still
16 outstanding and which chapters are still outstanding?

17 MR. MAINS: At this point we have one
18 through six. Mobile home parks is still an open
19 section. Landscaping is still an open section. Is
20 there any more? I think that might be it.

21 MS. THORNTON: The last one, which is
22 violations and penalties.

23 MR. MAINS: Violations and penalties.

24 MS. SCHERKOSKE: Also traffic I believe.

25 MR. WAKEFIELD: That was circulated.

1 MR. MAINS: That should be in your packet.

2 MS. SCHERKOSKE: That I did not review
3 thoroughly.

4 MR. MAINS: Then what I would say is maybe
5 while we make those changes to the construction portion
6 and design standards, perhaps sit on that for a little
7 bit and go through that, understanding some of the
8 comments and concerns and certainly we can engage Mark
9 in that discussion as to, you know, what is required and
10 how it's required and some of those things. I don't
11 want to rush that section.

12 MS. SCHERKOSKE: Yeah, I don't want to rush
13 it either. Tonight was a perfect example of why I don't
14 want to rush it.

15 MR. MAINS: Absolutely.

16 MS. SCHERKOSKE: I got it last week and to
17 be honest I haven't had time to really plow through it.

18 MR. MAINS: I would advocate that you look
19 through it, take that time. Give us the time to go back
20 and look at the design standard portion, kind of get
21 that pulled up as well as finish off the landscaping and
22 mobile home portions, get those to you and the penalty
23 section; then we have kind of a working complete draft
24 that we can really start to refine, hone in on and then
25 ultimately that is the document then that you would

1 begin to start vetting with the public a little bit and
2 getting some opinion and feedback.

3 MR. WAKEFIELD: Two questions. How did you
4 get the red lines in this document? I thought we got a
5 PDF.

6 MS. LANDY CURRY: On the share file link
7 there's a Word version.

8 MR. WAKEFIELD: Okay. Second question is do
9 we anticipate, Chris, two new members in January or is
10 that not...

11 MR. MILLER: I know that Pat Dennis is
12 working on that. I can tell you I am attending a
13 meeting tomorrow morning and I know that is going to be
14 brought up. They are pulling the applications out for
15 folks that have applied before that are interested; so
16 I'm sure it will probably be addressed tomorrow.

17 MR. WAKEFIELD: This will hit for the
18 perfect time for everybody.

19 MR. MILLER: I'm hoping, so, yes.

20 MS. SCHERKOSKE: Even if it's not January
21 that our new members would be seated, you would -- they
22 would have time to look at the full thing --

23 MR. MILLER: Yes.

24 MS. SCHERKOSKE: -- prior to it.

25 MR. MILLER: Council would have to appoint

1 and approve -- approve and appoint, I'm sorry. Approve
2 and appoint and then yes, February's meeting they would
3 be able to sit.

4 UNIDENTIFIED SPEAKER: Are the drafts of the
5 SALDO changes available anywhere to the public? I
6 didn't see them anywhere when I was looking and I'm
7 still working off the 1993 version.

8 MS. LANDY CURRY: I think the plan is that
9 it will be available. We are doing kind of like a once
10 through as a draft and then the draft will be available.

11 MR. WAKEFIELD: We have been seeing it in
12 sort of bits and pieces, so it will be compiled into the
13 single actual document that would be the SALDO and then
14 available for public comments and everything before it
15 goes -- before we make a recommendation on it and before
16 it would go to Borough Council as well. So that would
17 be I think subject to some pretty intense public
18 scrutiny.

19 MS. SCHERKOSKE: This is sort of like a
20 pre-draft if you want to think of it in those terms. We
21 are doing a technical review of the pre-draft. So when
22 it gets to the draft stage -- which is sort of once it's
23 been through us and before we're ready to make a
24 recommendation to the Borough Council -- then that would
25 be the time when we would have public involvement and,

1 you know, have comments available and yes, on the
2 website and all that.

3 UNIDENTIFIED SPEAKER: That's what I was
4 going to ask, would they be available on the website or
5 is that also like you have to come in and read that?

6 MS. SCHERKOSKE: We can do that on the
7 website.

8 MR. MAINS: One of the reasons that we are
9 doing it this way is the SALDO is a huge document,
10 there's a lot of stuff.

11 UNIDENTIFIED SPEAKER: I just saw it.

12 MR. MAINS: And so we want to do it in
13 pieces. And so the approach that we pitched to the
14 Borough is let's bite this off in small pieces at a time
15 on it, make sure, you know, we like what we have and
16 then move onto the next piece, move onto the next piece.

17 And at the end of all that the goal is to
18 bring all those pieces together into a compiled version
19 and that's the part when the document will kind of begin
20 to see the light of day. We are not trying to obscure
21 anything. It's just this board, I'm trying not to blow
22 their minds with too much at once because it is just a
23 lot of content. And so we are trying to just kind of do
24 it in little pieces.

25 UNIDENTIFIED SPEAKER: When I saw that on

1 the agenda I wasn't sure if I was missing something.

2 MR. MAINS: No. It is just not quite yet
3 ready to roll out. As we indicated, it is still missing
4 whole sections at this point and we are working to get
5 those sections to planning, kind of see how they feel
6 about them, get them cleaned up so that when we get that
7 compiled version, it's pretty reflective of what we
8 want; but understanding that it's going to go through
9 further refinement, changes, as the public would be
10 engaged as well.

11 MS. SCHERKOSKE: One of the advantages of
12 doing it in sections like mentioned is that we can kind
13 of digest small parts and then it is not too onerous and
14 overwhelming. But some of them might resemble the
15 traffic that we haven't had a whole lot of time to
16 digest. That gets pretty nit picky and we want to take
17 a close look at that because obviously that is something
18 that comes up in most of our planning cases.

19 But we also -- so that's advantageous, but
20 on the other hand, we haven't seen the whole thing front
21 cover to back cover and it's also helpful to sort of
22 look at it as maybe -- since this has been ongoing for
23 several months now, just sort of look at it front cover
24 to back cover like we are just looking at it for the
25 first time. Does this make sense? Does it all sort of

1 fit together as something that's thorough and
2 comprehensive?

3 MS. LANDY CURRY: Is there a section --
4 maybe this is outside the scope of SALDO, but do
5 municipalities ever put like design -- I know this is
6 like design standards for curbs and street width and
7 things like that, but if we were ever going to explore
8 like don't use bright orange and green, you know, those
9 kind of aesthetic parameters, would that be in the
10 SALDO?

11 MR. MAINS: Not typically in the SALDO. A
12 SALDO is indeed sort of your nuts and bolts instruction
13 manual for putting development and things together; but
14 generally it doesn't -- as I've ever seen -- ever get
15 into aesthetics like colors and things like that. Those
16 generally are relegated over to zoning ordinances and
17 either maybe overlay districts, visual overlays, things
18 like that.

19 I don't know if, Pat, have you seen anything
20 different? I'm not used to seeing them in a SALDO where
21 they say colors or things like that.

22 MR. DENNIS: No. That's usually -- colors
23 are difficult because that's -- if you are talking about
24 a (inaudible) --

25 MS. LANDY CURRY: Just an example.

1 MR. DENNIS: Are you talking about aesthetic
2 for buildings or infrastructures? Because I can give
3 you two different answers.

4 MS. LANDY CURRY: Both.

5 MR. DENNIS: There's design standards for
6 architecture and then there's like infrastructure design
7 standards. So the architecture standpoint, I've seen
8 (inaudible) architectural review boards make ordinances,
9 things like that. Carlisle has one, Mechanicsburg has
10 one, a lot of places have one; so those do exist.

11 I will tell you internal discussions, that's
12 come up a couple times since I have been here. There
13 are Council members that -- but unfortunately, the push
14 back on that sometimes is people -- you are telling them
15 how to design their properties and that sometimes is not
16 a fun situation.

17 MS. SCHERKOSKE: Can I just interject?

18 MR. DENNIS: Sure.

19 MS. SCHERKOSKE: This is sort of my
20 bailiwick, architectural review standards, HARP
21 standards. First of all you have to set up a board, but
22 that is based on determining eligibility of a district.

23 MR. DENNIS: Correct.

24 MS. SCHERKOSKE: Or individual buildings for
25 the national register of historic places which comes

1 with actually protections against federally funded
2 projects not so much actually in terms of what
3 individuals can do with their properties; but the
4 perception is that it does restrict, therefore people
5 don't like it.

6 MR. DENNIS: Absolutely. So for example, an
7 (inaudible) they have it up there. If we would have had
8 a HARP board, they would have had to go through the HARP
9 board, they would have had to ask for permission for
10 them to tear them down if they were, in fact, historic.
11 And if they were designated as historic and they could
12 (inaudible) they would have to meet certain design
13 standards.

14 Infrastructure wise, I have managed
15 communities where we had specifications manuals that we
16 put out on-line, but they don't regulate really anything
17 other than what PennDOT specs really would say because
18 nine times out of ten we go with what PennDOT says in
19 terms of curbing, etcetera.

20 MR. MAINS: We are actually doing a
21 construction specification as a side effort that will
22 have how high is the curb, what compressive strength is
23 the curb supposed to be, what are the layers of
24 pavement, how are they supposed to be (inaudible).

25 That is another effort that we are actually

1 working in conjunction with the Borough's primary
2 engineer to deal with sewer, water, storm and then
3 working on sidewalks, curbs and some of the other parts.
4 So that will be a document that works in tandem with
5 your new SALDO so that everybody knows what you are
6 getting.

7 MS. SCHERKOSKE: Okay. Just to backtrack a
8 second, a question about our architectural review. So
9 let's just sort of set aside the historic component of
10 that --

11 MR. DENNIS: Sure.

12 MS. SCHERKOSKE: -- (inaudible) because
13 that's where the team comes in.

14 MR. DENNIS: Sure.

15 MS. SCHERKOSKE: (Inaudible) could we have
16 -- I know in the zoning ordinance there's lots of
17 examples of good in-fill and bad in-fill, that type of
18 thing. Is there a way that we can sort of separate that
19 out to have sort of like best practices for new
20 development?

21 MR. DENNIS: Yeah.

22 MS. SCHERKOSKE: Basically everything we
23 have is going to be pretty much in --

24 MR. DENNIS: (Inaudible) I can't say it is
25 (inaudible) but there are (inaudible).

1 MS. SCHERKOSKE: (Inaudible). Yes, with
2 pictures; we'd like to see this and not that.

3 MR. DENNIS: We can't hold people to it --

4 MS. SCHERKOSKE: Well, yeah.

5 MR. DENNIS: -- but most assuredly we can
6 put something out.

7 MS. SCHERKOSKE: All right. I thought I'd
8 throw that out there. Anything else? I guess our next
9 steps then, we'll have comments on traffic next time.
10 Given the fact that we are likely to have -- well I'm
11 not saying likely because I don't know.

12 In the event that we have a plan review next
13 month, it may be advantageous for us to have -- to call
14 a special meeting to continue on with the review of the
15 SALDO just so that it gets the attention that it
16 deserves. Those, of course, would be advertised to the
17 public. Those are not closed meetings, they are open,
18 public meetings, so people would have an opportunity to
19 attend.

20 It would just be sort of for our sanity and
21 yours that we would sort of address the -- any kind of
22 project planning or approval or recommendation, comment
23 separate from the draft SALDO.

24 UNIDENTIFIED SPEAKER: Please excuse my
25 interruption. When would that be announced and with how

1 much time before the prior meeting?

2 MS. SCHERKOSKE: Well I guess we would do
3 that at our next meeting. So if we have a design review
4 or a plan review, then we will make that announcement
5 that we're going to call or the Chair will call a
6 special meeting.

7 UNIDENTIFIED SPEAKER: Do you meet monthly?

8 MS. SCHERKOSKE: We do meet monthly, but a
9 special meeting would take place in between those
10 meetings. Just so that we keep things on track and
11 especially when we get to the point where we have the
12 last sections. I think we are sort of getting towards
13 being close to finished, so it would probably be a good
14 idea to sort of have something on a regular basis so
15 that we can keep that process moving and folks aren't
16 waiting for us to advance.

17 UNIDENTIFIED SPEAKER: That's advertised
18 how?

19 MR. DENNIS: It will be advertised in the
20 paper. The legal requirement is the paper.

21 UNIDENTIFIED SPEAKER: Camp Hill paper or
22 the Mechanicsburg paper?

23 MR. DENNIS: It will be in the Carlisle
24 Sentinal, but we'll also put it on our website. And
25 we'll put it on our website calendar and we'll put it on

1 our Facebook page.

2 UNIDENTIFIED SPEAKER: I'm just kind of
3 curious why you advertise in the Carlisle Sentinel
4 instead of something like the Patriot or...

5 MS. LANDY CURRY: That is the Patriot.

6 MR. WAKEFIELD: It has to be circulated in
7 the county where we are located.

8 UNIDENTIFIED SPEAKER: In the county?

9 MR. WAKEFIELD: Yeah. It is a paper of
10 general circulation.

11 UNIDENTIFIED SPEAKER: Not necessarily the
12 municipality?

13 MR. WAKEFIELD: Correct.

14 MS. LANDY CURRY: Pat, what is the actual
15 deadline for plans that have to get on to that next
16 agenda and are we holding folks to that? Because it
17 seems like we are kind of straggling in the last few
18 days sometimes. Is it 30 days before the next meeting
19 or...

20 MR. DENNIS: I'm going to tell Charlie and
21 his gang of people that we will need at least 14 days
22 prior to the next meeting.

23 MS. LANDY CURRY: 14 days, yeah.

24 MS. SCHERKOSKE: That's for posting to the
25 website.

1 MR. DENNIS: What's that?

2 MS. SCHERKOSKE: That's for posting to the
3 website?

4 MR. DENNIS: Yeah. And -- I mean I'm going
5 to have to think about that. I most likely will put --
6 if I can get a soft copy of it -- on the website when I
7 get it. That's why I kind of want some time as well.

8 MS. LANDY CURRY: At the very least even if
9 you can't put -- I know they were really cumbersome,
10 they can be like the big poster size thing -- but maybe
11 a notice on the website that says this has been
12 submitted.

13 MR. DENNIS: Yeah, that's fine.

14 MS. LANDY CURRY: If it's administratively
15 complete and it's been accepted by the Borough, then we
16 get the copies when we come pick them up. I'm not
17 comfortable with things getting -- I know nobody is --
18 put on the agenda at the last minute.

19 MR. DENNIS: Yeah.

20 MS. SCHERKOSKE: This month was irregular.

21 MS. LANDY CURRY: It's different to take
22 something off. We can't force someone to come before
23 us.

24 MR. MAINS: I would offer that the new SALDO
25 that you are putting together now is going to change

1 your submission process and it's going to do so in a way
2 that does afford the Borough more time to review
3 applications and in some instances it actually may even
4 interject a cursory review as stuff comes in to make
5 sure that a developer wouldn't just dump a bunch of
6 documents on you, but be missing some key pieces and
7 leave you scrambling to figure out what they were; so
8 that's in the new SALDO. Obviously that's not
9 enforceable at this time, but it is something that we
10 recognize and are looking to fix.

11 MS. SCHERKOSKE: Okay.

12 MR. WAKEFIELD: Can I ask a procedural
13 question? What is the technical status of their plan?
14 Is it withdrawn? Is it submitted and they're back to
15 the drawing board? What's the actual...if you know?

16 MS. SCHERKOSKE: Thank you for asking that
17 question.

18 MR. MILLER: So after the -- correct me if
19 I'm wrong -- after they held their public meeting and
20 they heard everybody's concerns, they have taken that
21 plan back. I was notified that they were moving forward
22 at this meeting with this plan. It was shortly
23 thereafter that the Borough manager was notified that
24 they are taking all the concerns into consideration,
25 that they want to do a better job on this plan and that

1 they will not -- would not be coming before us in
2 December, but they would be trying to go forward with
3 the plan in January. I know that doesn't answer your
4 question, I'm just giving you the historical facts on
5 it.

6 MR. WAKEFIELD: So our position is going to
7 be that time wise it is going to run from the meeting at
8 which they first appeared?

9 MR. DENNIS: That's correct. They did not
10 withdraw and then resubmit because -- honestly I'm not
11 trying to speak ill of the developer in any way, shape
12 or form. I think their goal is to clean up the plan
13 based upon some of the ambiguities that were at -- that
14 they saw at -- for example (inaudible) I mean Councilman
15 Bernie is sitting there, I'm not going to say that just
16 because he's sitting there (inaudible). But there were
17 questions from the public about that.

18 They just can't have a plan that says well
19 we may use these, they're on the table. While they
20 submitted that, that's on them to clean that up. So I
21 think that's why they didn't come here tonight. So if I
22 get the plan and it is a substantial modification of the
23 plan, i.e., Quattro, where they decided to throw a
24 fourth use on there as opposed to three, we will make
25 them withdraw and resubmit and come to that meeting.

1 But I don't foresee -- I'm not being
2 cynical, but I don't foresee there being that many large
3 changes to the scope of what they're doing.

4 MS. LANDY CURRY: So that was the November
5 18th meeting when they first appeared?

6 MR. DENNIS: Uh-huh.

7 MR. WAKEFIELD: No, no. It's from the
8 meeting at which their preliminary final is then
9 submitted, not the sketch plan.

10 (Multiple people speaking simultaneously
11 does not allow a complete transcription.)

12 MR. MAINS: The way it works, when a
13 developer submits a plan, that plan has a running clock
14 that starts. That 90 day period starts at the date it
15 is first reviewed unless that 90th day would not start
16 until after the 30th day from when they applied.

17 So if they apply and 30 days elapses, if
18 somewhere in that 30 days they get in front of the
19 Planning Commission, their 90 days starts running at
20 that point. If for some reason their plan is not in
21 front of the Planning Commission until 45 days, 50 days,
22 whatever, at the 30th day that 90 day clock starts to
23 run automatically. It's just the way the MPC is written
24 to keep the clock going.

25 MS. SCHERKOSKE: So they submitted the

1 materials on December 4th.

2 MR. MAINS: Correct.

3 MS. SCHERKOSKE: Two weeks prior to our --
4 tonight's meeting.

5 MR. WAKEFIELD: So that's going to happen
6 here.

7 MR. MAINS: The plan was not reviewed at
8 this meeting, so in my mind we are going to take a clock
9 that would go from the date they submitted, we will
10 count 30 days from there and that is going to start the
11 90 day clock.

12 Normally this would have been the start of
13 the 90 day clock, but because they didn't make a
14 presentation I'm not sure legally the clock goes by
15 that. I think it goes 30 days.

16 MS. SCHERKOSKE: 30 days, not from when they
17 first submit.

18 MR. MAINS: Because they didn't appear at
19 this meeting. Had they appeared it would have changed
20 that.

21 MS. FOSTER: What's the expected time for
22 the traffic study impact results or the scope to be
23 defined?

24 MR. METIL: We are meeting with them on
25 Friday to talk about that. I don't know that -- I can't

1 see how they are going to have a traffic study done by
2 the January meeting; that's not going to happen. I know
3 apparently they have done some counts and things like
4 that, but they have no idea what we are going to ask for
5 at this point.

6 MR. WAKEFIELD: They won't try without a
7 traffic plan, will they?

8 MR. DENNIS: We will make that very clear.

9 MS. LANDY CURRY: Yeah, we tried to make
10 that very clear.

11 MR. WAKEFIELD: Mr. Bernie?

12 MR. BERNIE: Madam Chair, with leave, I
13 appreciate it. I need to understand what the engineer
14 just said a little bit more clearly, please. The
15 timeframe of 90 days has not started, do I understand
16 that right?

17 MR. MAINS: The timeframe starts this way,
18 so when a plan is submitted, the 90 day clock begins
19 running at the first Planning Commission meeting at
20 which it's reviewed. That's the normal course of
21 action.

22 MR. BERNIE: Hold on a minute, please. So
23 they submitted a sketch plan, is that the right word?
24 And they didn't submit tonight...

25 MR. MAINS: They submitted a plan on

1 December 4.

2 MR. BERNIE: They submitted a plan on
3 December 4 which does or does not start the clock for 90
4 days ticking?

5 MR. MAINS: It does not. It would have
6 started at tonight's meeting if tonight's meeting would
7 have reviewed that plan; but because it didn't, we wait
8 30 days from the date of the submission and then we go
9 90 days from that point forward. That's what
10 establishes their drop dead date that the Borough has to
11 take action by that date.

12 MR. BERNIE: Can they submit in other than a
13 public meeting? Is there any way other than at a public
14 meeting of the Planning Commission?

15 MS. SCHERKOSKE: No.

16 MR. MAINS: They submit a plan outside of a
17 meeting. That's how -- the normal course would be hand
18 in an application with their check and their forms and
19 their plans; that's their submission. And then the next
20 Planning Commission meeting would be when normally that
21 clock would start running, that 90 day clock.

22 MR. WAKEFIELD: If I may, it would be the
23 first commission meeting at which the plan is considered
24 basically. So because there was nothing for
25 consideration tonight, we have to run 30 days from

1 December 4th.

2 MR. BERNIE: The timeframe from the time
3 that they gave it to the Planning Commission officially
4 until you meet, is there any limitation on that
5 timeframe? Can they submit it the day before your next
6 meeting as a for instance?

7 MS. SCHERKOSKE: No.

8 MR. MAINS: No.

9 MS. SCHERKOSKE: We asked for what, two
10 weeks?

11 MR. MAINS: Yeah. The way your ordinance is
12 written, they ask for a submission I believe 14 days
13 before the meeting in order for it to be considered.
14 That's what's on your ordinances right now.

15 MR. BERNIE: And your next meeting date in
16 January is the 15th?

17 MR. MILLER: It's the third Tuesday of every
18 month.

19 MR. DENNIS: It would be January 15th.

20 MR. BERNIE: January 15th.

21 MR. MILLER: Yes, sir.

22 MR. BERNIE: And they would have to
23 therefore submit typically by January 1, but I assume it
24 goes prior, not January 2? Or which way does it go from
25 January 1?

1 MR. MAINS: They've already submitted the
2 plan. They've submitted a plan that is the active plan
3 right now.

4 MR. WAKEFIELD: So it's 30 days from the
5 date of submission or the first meeting of the Planning
6 Commission at which the plan is considered.

7 MR. BERNIE: Whichever comes later or
8 sooner?

9 MR. WAKEFIELD: First. Whichever comes
10 first.

11 MR. BERNIE: Whichever comes sooner. So
12 they could say they have submitted and therefore the
13 clock started ticking on the date they submitted?

14 MS. SCHERKOSKE: No.

15 MR. BERNIE: It starts the ticking when?

16 MS. SCHERKOSKE: The earliest that they
17 could consider the clock had started to tick would be 30
18 days from December 4th. So given that December has 31
19 days, I'm ball-parking it here, January 3rd will be the
20 first day that they could consider the 90 day clock has
21 started to tick.

22 MR. BERNIE: When would it end then? The 90
23 day clock would end February, March, April --

24 MS. SCHERKOSKE: Early April.

25 MR. BERNIE: -- third-ish. April 3rd more

1 or less.

2 MR. DENNIS: Correct.

3 MR. BERNIE: And I would like to understand
4 in this meeting what the options are for the Borough
5 Council in the interim between now and that time, if
6 any? What options does Borough Council have?

7 MR. DENNIS: Options in terms of what?

8 MR. WAKEFIELD: Action or what?

9 MR. BERNIE: In terms of asking the
10 developer questions or asking the developer to do or not
11 to do something?

12 MR. DENNIS: We say there's 65 business days
13 between now and then. Any day we can ask them any
14 question.

15 MR. BERNIE: Okay.

16 MR. DENNIS: You can't act on anything
17 related to this plan. If the Planning Commission gives
18 you a recommendation for approval for your February
19 meeting, you could act on it, but there's nothing
20 technically for Borough Council to act on until the
21 Planning Commission recommends something for you to act
22 on.

23 MR. BERNIE: I'll just give you my personal
24 opinion of the current state of Pennsylvania law. Most
25 residents of this community do not understand the

1 process, number one. Number two, having studied local
2 government or been involved in local government since
3 1973, I'm asking you questions that I don't know the
4 answers to.

5 MR. DENNIS: Sure. Sure --- -

6 MR. BERNIE: In every detail. But what I
7 would like to clearly understand is when is it that the
8 members of the Borough Council, acting as Council, can
9 in fact say anything meaningful about the development
10 plan or...about the development plan, period?

11 MR. DENNIS: You can say anything you want
12 in any public meeting that you have. You can't act on
13 it, but you can say anything you want. Technically you
14 can act on it, you would just get sued.

15 MR. BERNIE: We would get sued if we acted
16 on something prior to the appropriate legal time?

17 MR. DENNIS: If Mike Bernie made a
18 recommendation to deny this land development plan in a
19 public meeting and you got a second to do that and
20 Council voted on it, you would be sued, period.

21 MR. BERNIE: Because?

22 MR. DENNIS: You didn't follow the MPC.

23 MR. WAKEFIELD: Or your own ordinance.

24 MS. LANDY CURRY: I would just add that we
25 are all here as staff or members of the commission and

1 not solicitor for the Borough, so these are really --
2 the technical questions about how the MPC is to be
3 applied and how the ordinances are to be applied really
4 should be directed towards the solicitor. So I want to
5 say that for the record. And we -- the Borough Planning
6 Commission, we get our authority from the ordinance,
7 which is written by the Council. So if the Council has
8 an issue with the procedure, the Council is the only one
9 that has the authority to change it.

10 MR. WAKEFIELD: But that timing is a
11 statutory thing.

12 MS. LANDY CURRY: There are certain minimum
13 requirements and parameters set by the MPC, but if --

14 MR. DENNIS: You make an excellent point. I
15 think Mike's point is that the Borough Council
16 ultimately approves or denies the plan based upon your
17 recommendation. If they chose to disregard all of our
18 legislation, they technically could act, but they would
19 be acting in a very -- I don't even know what the right
20 word for that is -- a very aggressive manner that would
21 most likely end in litigation.

22 MR. BERNIE: I would like to be very clear
23 about two things. Number one, I am not taking any
24 position and I am not asking you to take any position.

25 MR. DENNIS: Sure.

1 MR. BERNIE: Number two, I am speaking for
2 Mike Bernie, no one else in this community. I revere
3 the work that you do, you know that I hope. If you
4 don't, I'm telling you again. And I appreciate your
5 service to the community and I think I understand the
6 MPC at least reasonably well and I do not understand the
7 timeframes well and I would like to understand what my
8 options are as a citizen or, in fact, as a single
9 individual member of Borough Council. That's all I'm
10 trying to clarify right now. Thank you for the time to
11 do that, I appreciate it.

12 MR. MAINS: While you were talking I just
13 kind of quick scaled it out. So from an application
14 date of December 4, if you advance that 30 days, that's
15 January 3rd. That started the 90 day clock and then you
16 add 90 to that, that would put you at April 3rd.

17 So the Borough must take action on this plan
18 by April 3rd unless the developer were to grant the
19 Borough an extension, which they can do.

20 MR. BERNIE: Thank you very much, Eric,
21 because you reminded me of two other points. Number
22 one, it is within the control of the developer, not the
23 Council, to extend or not extend. That I know. I got
24 it.

25 Number two, the Borough Council has the

1 option to hold special meetings, if you will. As a
2 person who volunteers my time -- I'm just going to tell
3 you that's not always easy for people to do who are very
4 busy. They have busy lives.

5 And I would suggest that, unless I am
6 mistaken, the Borough Council meeting in April occurs
7 after the 5th. Therefore, I conclude, rightly or
8 wrongly, between now and the April 5th Borough Council
9 meeting, we'll have meetings in January, February and
10 March at most, fair enough? Does that sound fair?
11 Accurate? Thank you. That was a yes.

12 (Multiple people speaking simultaneously
13 does not allow a complete transcription.)

14 MR. BERNIE: You know, Madam Chairman, I
15 restrained myself as best I could from saying these
16 speakers that are working that Pat and the staff have
17 worked so hard to get done is because they were pushed
18 to get them done by --

19 MR. DENNIS: We say gently pushed.

20 MR. BERNIE: -- at least one member of
21 Borough Council who has sat in audiences like this and
22 not heard a word. And that cannot continue to happen in
23 Camp Hill and won't. I didn't say all that, but that's
24 the...

25 MS. SCHERKOSKE: I will say it.

1 MR. WAKEFIELD: Speaking as a citizen.

2 MS. SCHERKOSKE: I will say that I do
3 appreciate them. My mouth is actually not that big,
4 despite what my husband says. This has been very
5 helpful for me, especially this evening.

6 All right. Are we finished with the SALDO
7 review? Any other general discussion or comment?

8 MS. FOSTER: Yes. If we are going to have a
9 special meeting to review the traffic impact study and
10 some of the other points, then we will probably have
11 more discussion then?

12 MS. SCHERKOSKE: We will discuss that in
13 January.

14 MS. FOSTER: Okay. So for comments do you
15 want Brigid to send around some retractions or do you
16 want her to track changes or send them in a work
17 document?

18 MR. MAINS: Virginia is the one processing
19 it.

20 MS. THORNTON: Whatever you want to do is
21 fine with me.

22 MS. SCHERKOSKE: Anything else on that
23 subject? General discussion? Anything else for general
24 discussion?

25 MR. BERNIE: Yeah, I'm sorry. The reason I

1 stayed is in addition to the fact that I always know
2 it's important to stay to the end, that I'm interested
3 to know what the status is of the fireworks ordinance,
4 please? I know I've asked Chris, I know exactly what
5 the answer is, I think.

6 MR. MILLER: Okay. The fireworks ordinance
7 was one of a bunch of ordinances that we were trying to
8 update. As you know some of our ordinances have not
9 been updated for some time. Correct me if I'm wrong
10 here, Eric, but what ended up happening is there are
11 statutory changes that are taking place at the
12 Commonwealth level. We have to wait for that before we
13 can act and update our fireworks ordinance here at the
14 local level.

15 So as soon as that takes place, we will be
16 able to move forward with that. So as of right now that
17 is one that has been pulled off the table from being
18 worked on until we see where the Commonwealth is going,
19 okay?

20 MR. BERNIE: Yeah. I'd like my wife to know
21 on the record of this meeting everything I've tried to
22 do to have no fireworks in the backyard next to our
23 house, it has come to not at this point and I really
24 would like to see us be able to do more.

25 MR. MILLER: I promise you, Councilman

1 Bernie, as soon as we know what the direction the state
2 is going we are poised and ready to act on that
3 ordinance. I promise you it will be done.

4 MR. BERNIE: Thank you.

5 MS. SCHERKOSKE: Anything else?

6 I'd actually like to say something. I'd
7 like to thank Eric and Virginia and now Mark for our
8 consultants' help. I'd like to thank Chris and Pat for
9 the staff assistance and I'd like to take a moment to
10 thank my fellow commission members for a good year and
11 so I hope you all have a wonderful holiday season and
12 thanks for your help. Appreciate it.

13 MR. WAKEFIELD: Motion to adjourn.

14 MS. LANDY CURRY: Second.

15 (Whereupon, the meeting was concluded at
16 8:46 p.m.)

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I hereby certify that the proceedings and evidence are contained fully and accurately in the notes taken by me on the within proceedings, and that this copy is a correct transcript of the same.

Tammy J. Baker, Reporter
Notary Public