

**Camp Hill Borough Planning Commission**  
**Meeting Minutes**  
**January 15, 2019, 6:00 p.m.**

**1. Call to Order at 6:01 p.m. and Roll Call**

Commission members present:

- Deb Scherkoske, Chair
- Isaac Wakefield, Vice Chair
- Brigid Landy Khuri, Secretary
- Nadia Hankin
- Aaron Navarro
- Don Sechler

**2. Welcome New Planning Commission Members Aaron Navarro and Don Sechler**

**3. Approval of Minutes from Previous Meeting**

The Board voted unanimously to approve meeting minutes from the December 2018 meeting. Mr. Wakefield moved and Ms. Scherkoske seconded the motion.

**4. Annual Election of Planning Commission Officers**

The Board voted unanimously to reelect Deb Scherkoske as Chair, Issac Wakefield as Vice Chair, and Brigid Khuri as Secretary of the Planning Commission.

**5. Correspondence**

Deb Scherkoske thanked members of the public for their written comments and noted they are all taken into account. She explained the best approach to ensure that each comment is received by all members of the Planning Commission is to email them to Chris Miller, rather than to the personal email addresses of any one individual Planning Commission member. Mr. Miller is very good about distributing the written comments to the group, and also maintains a file of these comments.

**6. Public Comment**

Prior to the start of public comment, Borough Solicitor Josh Bonn clarified that the extension of 60 days to be considered at the meeting is offered by the developer, and that Planning Commission would be acting to either recommend that Borough Council accept the extension from the developer or not. He noted that Borough's legal counsel is still reviewing a number of legal issues, including the zoning for the parcel and the potential use of alleys by the developer. He explained that if the Borough fails to act on the developer's plan by the existing deadline, the plan would be deemed approved as submitted.

*Please note: the portion of the transcript covering public comment is incorporated by reference herein.*

The following individuals provided comment and their topic of interest is noted beside their name. Please see the transcript for full comments.

- Jennifer Hoover Traffic; Council's decision to rezone to commercial general; need for more transparency at Borough; open Borough Council's subcommittee meetings to public; PC members should be given Borough-Issued emails; Establish policies for Borough email use
- Aaron Samsel Ownership of alleys; Extension to developer is inappropriate; If PennDOT not permitting entry and exit on Route 15, not appropriate for Chestnut Street; wants PC to deny plan now
- Allie Samsel Concerned about private property; interested in original rezoning process to commercial general
- Mark Melesevich Extension would simply permit developer to "work out bugs"; Borough should not be afraid of litigation, citizens will back Borough if sued; Traffic
- Brett Miller Against extension; infrastructure unable to handle congestion; zoning inconsistencies
- Peggy Kinney McHugh Traffic on Chestnut; Use of Alleys; If goes out of business, will create place for loitering; loss of tax revenue from residences
- Melissa Schoettle Concerned unique nature of Camp Hill will change and be like New Jersey; impact to property values
- John Hanson Use of alleys; deed shows he owns to middle of alley; required to supply easement, not an entrance/exit to commercial property; embraces commercial development of corner but not use of alleys
- Steven Knaub Not opposed to commerce in intersection; opposed to use of alleys; substantial defects in plan grounds for denial now; drive-through is not compatible with comprehensive plan
- Sherry Bowman Need to update comprehensive plan and communicate it; concerned with integrity of traffic study from developer; get DNCR involved with drainage at site
- Carol Karl Traffic already excessive; concerned about property values and children's safety walking to and from school; additional tax revenue not worth detriment to quality of life
- David Sachs Fast food not important to Camp Hill; already difficult to cross Route 15; never cuts through side streets, but a lot of people do
- Dot Riley Pedestrian signs for crossing roads are not helpful because they are too far from the actual crosswalk
- Roy Hanson Borough has had enough time to examine plan and related legal issues and should deny plan now
- Cindy Howell Interested in procedural issues related to submission; asked for meeting minutes to be provided online
- Tim Schoettle Concerned with whether entire record is public record
- Susan Gillius Concerned with use of alleys because Borough has always told her they are responsibility of residents and Borough cannot interfere with any issues related thereto

**7. Discussion and possible action to recommend to Borough Council that it either accept time extension of 60 days from Consolidated Properties for Chick Fil-A development plan or not accept it**

Mr. Sechler made a motion to recommend to Borough Council that it accept the offer of a 60 day extension to the deadline for the Borough to act on Consolidated Properties' Development Plan. Mr. Wakefield seconded the motion.

During discussion of the motion, commissioners expressed frustration that the traffic study was not yet complete and available to the commission for review.

The Planning Commission voted unanimously to approve the motion.

**8. Old Business**

Borough Engineer Eric Mains provided a status update on the proposed changes to Subdivision and Land Development Ordinance.

The Commission set a tentative date of March 12 for a workshop meeting to review the revisions to the SALDO.

**9. New Business**

Deb Scherkoske asked that Commission members review the recently released walk/bike study.

**10. The meeting adjourned at 8:35 p.m.**