

**CAMP HILL BOROUGH PLANNING COMMISSION MEETING  
REGULAR MEETING MINUTES**

*Held in Person*

**August 17, 2021**

**6:30 P.M.**

**Call to Order, Roll Call**

Mr. Navarro called the meeting to order at 6:30 p.m.

Aaron Navarro, Planning Commission Chair  
Abby Foster, Planning Commission Secretary  
Don Sechler, Planning Commission Member  
Ron Gilius, Planning Commission Member  
Patrick Wright, Planning Commission Member  
Tom Collingsworth, Planning Commission Member  
Michael Baturin, Student Representative Member

**Additional Participants:**

Sarah Gibson, Borough Manager

**Approval of March 2021 Meeting Minutes**

Ms. Foster made a motion to approve the March 2021 Planning Commission meeting minutes. Mr. Collingsworth seconded the motion. The motion to approve the minutes passed with all in favor.

**New Business**

**Glosser Steel request for waiver to submit Land Development and Storm Water plans to Borough of Camp Hill for review**

Adam Walen with K&W Engineers presented the request on behalf of Glosser Steel, requesting that Hamden Township be the entity responsible for review and approval of the land development and storm water plans for the 9,750 square foot addition to the existing facility. Mr. Walen explained the majority of the land and existing facility is in Hamden Township. The addition will require an expansion of the storm water detention basin on the west side of the building in Camp Hill, but that all discharges go through Hampden Township.

Ms. Foster asked if there were any significant differences between Hamden and Camp Hill's storm water plans and Mr. Walen answered no. Mr. Sechler asked if both municipalities will be reviewing the building permits and Mr. Walen answered yes. Mr. Gilius asked is the plan required NPDES permits and Mr. Walen answered no, because of not disturbing more than one acre of land. Mr. Gilius asked if there is an existing operating agreement with Hamden Township and Sarah Gibson replied there is not but

there is precedent for municipalities to defer on plans with shared land. Mr. Navarro inquired about a loading dock and access and Mr. Walen replied there will be no backing up off of a public street into the lot. Mr. Navarro suggested a signature box be added to the cover page of the plan to ensure Camp Hill reviewed the plan presented to Hamden Township. Mr. Navarro noted that the same plan was submitted before zoning. Sarah Gibson noted that Gannett Fleming recommended approval of the waiver request. Mr. Walen noted they will be presenting the plan to Hamden Township for review at the September 9 meeting.

### **Public Comment**

Mr. Navarro opened the floor for public comment on the application. No public comment was offered.

### **Action by Planning Commission**

Ms. Foster offered a motion to approve the applicant's request to waive the requirement to submit a land development plan to Camp Hill Borough contingent on the application being submitted, reviewed and approved by Hamden Township. Mr. Sechler seconded the motion and the motion passed with all in favor.

Mr. Navarro offered a second motion to approve the applicant's request to waive the requirement to submit a storm water plan to Camp Hill Borough contingent on Camp Hill Borough being listed as party to the O&M agreement with a signature block added to the plan for Borough signature and approval. Mr. Sechler seconded the motion and the motion passed with all in favor.

## **4. General Discussion**

Mr. Sechler noted there was no account of the CHB Planning Commission's comments on the proposed changes to the zoning ordinance being reviewed and discussed in the April 13 CHB Council minutes. Sarah Gibson confirmed council had been provided the minutes and comments from the planning commission. Ms. Gibson also noted there were updates to the proposed zoning ordinance that are being reviewed and it will come back to the planning commission as a final ordinance for review again.

Mr. Wright noted there are plans to move forward with a local road safety plan.

## **5. Adjournment**

Mr. Gilius offered a motion to adjourn the meeting. Mr. Collingsworth seconded the motion with all in favor and the meeting ended at 7:27pm.