Camp Hill Borough Planning Commission
Meeting Minutes

April 17, 2018, 6:00 p.m.

Please note: *The full transcript taken at the meeting is incorporated by reference herein.*

1. **Call to Order at 6:03 p.m. and Roll Call**

   Commission members present:

   - Deborah Scherkoske, Chair
   - Brigid Landy Khuri, Secretary
   - Nadia Hankin
   - David Krulac
   - Philip Vollmer
   - Abigail Foster

2. **Presentation by representatives of Quattro Development, LLC Plan for Veterans Affairs Clinic Site ("Quattro Plan")**
   a. Quattro representatives took questions from the Commission on the Quattro Plan

3. **Public Comment**

Commenter:	Concern:
i. Marlisa Murray	Traffic study not available until earlier in the day
ii. David Lanza	On behalf of Ms. Murray; traffic
iii. Lynn Miller	No trucks; close exit onto 31st street

4. **Consideration of Quattro Plan**
   a. Ms. Khuri moved to recommend that Borough Counsel approve the Quattro Plan, conditioned upon the development agreement and recommendations from Borough engineers.
   b. Ms. Hankin seconded the motion.
   c. The motion passed, with Ms. Scherkoske, Ms. Khuri, Ms. Hankin, Mr. Krulac and Ms. Foster voting "yea."
   d. Mr. Vollmer voted "nay."

5. **Presentation by representatives of 1801 Market Street Plan**
   a. Representatives of the 1801 Market Street plan presented their plan and also took questions from Commission members.

6. **Public Comment**

> | Commenter | Concern |
> |-----------|---------|
> | i. Don Seckler | Adequacy of parking |

7. **Consideration of 1801 Market Street Plan**
   a. **Reverse Subdivision Plan**
      i. The commission first voted on whether to recommend that Borough Council approve the 1801 Market reverse subdivision plan.
      ii. Mr. Vollmer made a motion to grant the waiver. Mr. Krulac seconded the motion.
      iii. The motion passed unanimously.
   b. **Wavier of Preliminary Plan Requirement**
      i. The commission next voted on whether to grant a waiver of the requirement to first put forth a preliminary plan to the commission.
      ii. Mr. Krulac made a motion to grant the waiver. Ms. Hankin seconded the motion.
      iii. The motion passed unanimously.
   c. **1801 Market Land Development Plan**
      i. The commission then voted on whether to approve the 1801 Market Land Development Plan.
      ii. Mr. Krulac made a motion to approve the plan subject to the following conditions recommended by the Borough engineer:
         1. Obtain stormwater discharge permit from Pennsylvania Department of Environmental Protection
         2. Satisfy Borough sewage facilities planning requirements
         3. Complete willingness to serve capacity letter requirement
         4. Provide cost estimate for public improvement obligation
         5. Provide traffic study report
         6. Address forthcoming Borough Streetscape plan within developer's agreement.
      iii. Ms. Hankin seconded the motion.
      iv. The motion passed unanimously.
8. **Approval of Minutes from March 2018 Meeting**
   a. Mr. Vollmer moved to approve the meeting minutes from the March 20, 2018 meeting of the Planning Commission, as presented. Mr. Krulac seconded the motion.
   b. The motion passed unanimously.
9. **New Business**
   a. **Consideration of New Date for May 2018 Meeting**

      i. Following discussion among Commission members, it was agreed that because the next meeting is scheduled to fall on the same day as the election primaries, and because there is no expectation at this time for any business to be covered at the May meeting, it was prudent to cancel the May 15, 2018 meeting of the Planning Commission. If any items arise for consideration by the Commission, Chris Miller will be in touch with Chair Scherkoske regarding scheduling a May meeting.

    b. How to Respond to Specific Request from Residents

      i. Mr. Vollmer expressed a desire for more direction from Borough Council regarding how to respond to Borough residents when they come before the Commission with a specific request. He is going to draft a letter seeking such guidance from the Borough Council, and provide it to Commission Chair Scherkoske for presentation to Borough Council.

10. Adjournment