

Camp Hill Borough Planning Commission
Meeting Minutes
March 19, 2019, 6:00 p.m.

1. Call to Order at 6:00 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
- Abby Foster

2. Approval of Minutes from Previous Meeting

The Board voted unanimously to approve meeting minutes from the January 2019 meeting. Mr. Sechler moved and Mr. Wakefield seconded the motion.

3. New Business

- a. Jeff Sheik of K&W Engineers presented a proposal on behalf of the Camp Hill School District for renovations to Hoover Elementary School which would provide, in part, for improved traffic flow and additional on-site parking.

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

4. Public Comment

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

- Georgine Kork Asked for denial of plan regarding Consolidated Properties
- Becky Kane Concerns regarding ownership of driveway
- Steve Knaub Concern plan will move school district more toward driving, rather than walking; also would change area where children currently sled in winter
- Kristine Young Concern that brand-new playground would be lost; confirmed it would be relocated
- Jennifer Hoover Asked that when final, plan be available on website for public

5. Presentation by Consolidated Properties for Chick Fil-A development plan

The following individuals were present on behalf of Consolidated Properties and/or Chic-Fil-A to present a land development plan to the Planning Commission located at 32nd and Chestnut streets:

- Charlie Courtney
- Scott Staiger
- John Martinez
- Brian Gibson
- Justin Thorton
- Doug Gossick
- Jared Neal

Mr. Gossick provided an overview of changes to the plan since it was originally submitted. The changes were based on feedback received from the Borough staff.

Mr. Martinez discussed the operations of the proposed restaurant and highlighted the efficiencies added to increase speed of service.

Mr. Neal presented on the traffic study and noted that the study will be expanded based on feedback received from the Borough traffic engineer and staff.

6. Public Comment

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

- Mark Molesevich Traffic
- Becky Kane Traffic on Camp Hill bypass; concerns for pedestrians and cyclists; questioned dates of traffic study; sufficiency of parking; entrance/exit is alley
- Melissa Schoettle Safety of pedestrians, especially children; harm to property values
- Jennifer Hoover Safety, security, and privacy; in favor of traffic calming, but concerned if there is delay in implementation until after restaurant is built; outstanding zoning issues
- Roy Hansen Plan would cut into alleyway; inability to access parking spaces along drive-thru; uses alley to access home
- Carol Carl Concerned about impact to property value of home on Chestnut; in traffic study, the calculation for “new trips” on Chestnut should be distinct from “new trips” on 32nd
- Brian Stever Against traffic calming measure of speed humps because of expense to maintain and they are often damaged by snow plows; cause increase in delays for emergency vehicles
- Allie Samsel Against speed humps; noted trees on land parcel provide natural barrier to commercial plaza and busy street
- Tom Fink Concern with morality of action, bias of engineers/presenters; asked Borough to find legal way to stop plan
- Steve Knaub Concern traffic study is insufficient; rezoning was for highway oriented business; suggested removal of drive-thru with more pedestrian connections; increased efficiencies for service will increase throughput; as designed, sidewalk not safe for pedestrians

- Jeff Helm Concerned drive-thru equates to traffic production line; right-only on to Chestnut introduces new traffic with unsafe drivers onto 30th and 31st streets
- Lynn Hackenburg Chestnut street is already too busy; 28th street is an alley; asked to lower speed limit on Chestnut during school hours
- John Jacobs Believes Borough has authority to “make Chic-Fil-A whatever we want;” concern over safety, quality of life
- Tim Schoettle Asked for Borough traffic engineer to question traffic study
- Joy Mitchell Concerned about property values throughout Borough; changes to overall complexion of Borough
- Christine Young Traffic congestion; traffic travelling north on 32nd will turn right to avoid intersection at 32nd and Chestnut and cut through residential neighborhood
- Jen Manlove Neighborhood near 29th and Dickinson already receives a lot of cut-through traffic trying to avoid busy intersection at 32nd and Chestnut; concerned about smells from restaurant; maintenance costs involved with raised intersections
- Doris Bossert Example restaurants used as in traffic study are not in similar neighborhoods; in opinion, as real estate professional, property value surrounding this development would go down
- Richard Skinner Professional experience as traffic engineer; 32nd street is already failing as an intersection
- Steve Eberly Meeting’s late hour probably prevented many other concerned neighbors from being present to speak; restaurants used in traffic study as examples are inappropriate because those areas are commercially developed; insufficient parking in plan; parking on both sides of side streets where traffic will have to flow
- Brett Miller Outstanding zoning issues still under review
- Jim Keiser Employees will take up spaces in parking lot; parking on 31st street should not be permitted; 30th street is not wide enough for traffic flow, essentially one lane road
- Ann Durand Developer can do something else with the property; right-turn only likely will not work
- Missy Minehan Walking school district and open campus district makes district unique
- Brandt Underwood Development will make intersection “whole new ballgame”
- Zach Weinrech Unable to find example of another Chic-Fil-A in a walking school district
- Holly Peters Bramar road to Chestnut is the only access to her home; expects traffic to divert through alley
- Wendy Eberly Concern regarding traffic, children’s safety

7. New Business

Mr. Sechler proposed that the Planning Commission appoint a Camp Hill high school student to sit on planning commission as non-voting, advisory member to provide a different point-of-view

8. The meeting adjourned at 10:11 p.m.