

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

**1. Call to Order at 6:00 p.m. and Roll Call**

All commission members were present.

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

The Planning Commission voted to approve meeting minutes from the October 2019 meeting. Mr. Wakefield moved and Ms. Hankin seconded the motion.

**3. Welcome New Planning Commission Student Advisor**

Mr. Sechler introduced new student advisor Matthew Baturan.

**4. Old Business**

**a. Camp Hill School District Consolidation of Parcels at S. 24th Street**

The Commission discussed the school district's offer of an extension to January 8, 2020.

- i. **Public Comment:** None.
- ii. Mr. Sechler moved to recommend the Borough Council accept the school district's offer of an extension to January 8, 2020. Ms. Khuri seconded the motion. The motion passed unanimously.

**b. Consolidated Properties Chic-Fil-A Land Development Plan**

Borough solicitor Josh Bonn provided an update on the status of the plan.

- i. **Public Comment:** *Please note, each person who provided public comment is listed below, along with the topic or topics they discussed. For a complete record of the public comment, please see the transcript, the public comment portion of which is incorporated herein.*

- Brett Miller Developer's November 18, 2019 letter
- Mike Vogel Personal experience with developer has been negative
- Jennifer Hoover Process has been waste of time; inappropriate pressure from developer; plan is out of compliance; safety of children
- Bill Cluck Borough has been transparent; developer's Nov. 18 letter developer contains factual errors; traffic, alleys; developer's duty of good faith.
- Steve Knaub Own professional background; drive thru location is prohibited; size of buffer yard in residential district
- Rebecca Kane Threat from developer is inappropriate
- Mark Melocevic Could see from original plan this would not work
- Melissa Schoettle Traffic concerns
- Richard Breech Traffic concerns; observed activity around intersection

- Christine Young Traffic on 15 redirected between 7 and 9 am for a reason; not restricted after that; all traffic will cut through
- Margaret Connors Developer trying to bully Borough
- Josh Hoover Appreciates work of neighbors; letter from developer inappropriately compares itself to other businesses
- Mark Miller Large truck for deliveries cannot be accommodated on lot
- Roy Hanson Use of alleys by other businesses not comparable
- Martha Pomquist Wanted to live in CH Borough to avoid issues like this would bring
  - ii. **Preliminary/Final Waiver Request:** Consolidated Properties sought waiver of SALDO requirement to submit separate preliminary and final plans. Ms. Khuri moved to recommend that Borough Council deny the request. Mr. Sechler seconded the motion. Mr. Gillius abstained from the vote. All others voted in favor and the motion passed.
  - iii. **Stormwater Waiver Request:** Consolidated Properties sought waiver of groundwater recharge requirements in favor of an alternative management strategy. Borough engineer explained this is an appropriate request for this site. Mr. Gillius moved to recommend to Borough Council that it grant this waiver request. Ms. Hankin seconded the motion. The motion passed unanimously.
  - iv. **Recommendation on Development Plan:** Ms. Khuri moved to recommend that Borough Council deny the Preliminary/Final Subdivision & Land Development Plan for the proposed Chick-fil-A at 3115-3133 Chestnut Street, for the reasons set forth in: (i) the review letter of the Borough engineer dated August, 19, 2019, (ii) the review letter of the transportation impact study dated August, 19, 2019, (iii) the zoning officer memorandum, amended August 29, 2019, (iv) the review letter of the Post Construction Stormwater Management Plan, dated August 28, 2019, and (v) the Cumberland County Subdivision and Land Development Review Report dated December 20, 2018. Mr. Gillius seconded the motion. The motion passed unanimously.

## 5. General Public Comment.

Mike Vogel commented on the sale of land to Consolidated Properties.

## 6. Adjournment

Mr. Wakefield moved for adjournment and Ms. Hankin seconded the motion.