

**REGULAR MEETING MINUTES**  
**CAMP HILL BOROUGH**  
**PLANNING COMMISSION MEETING**  
*(Virtual Meeting Held via Zoom)*  
**March 16, 2021**  
**6:00 P.M.**

**Call to Order, Roll Call**

Mr. Navarro called the meeting to order at 6:02 p.m.

Aaron Navarro, Planning Commission Chair  
Brigid Landy Khuri, Planning Commission Vice-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

**Additional Participants:**

Sarah Gibson, Borough Manager  
Stephanie Williams, Cumberland County Planning Department  
Charlie Schmehl, Urban Research and Development Corporation

**Approval of December 2020 Meeting Minutes**

Mr. Sechler made a motion to approve the November 2020 Planning Commission meeting minutes. Mr. Gilius seconded the motion. The motion to approve the minutes passed with all in favor.

**New Planning Commission Member**

Mr. Navarro introduced Tom Collingsworth who will serve in the open seat on the planning commission.

**Annual Election of CHBPC Officers**

Mr. Sechler made a motion to nominate Mr. Navarro to continue in the role of Chair. Mr. Gilius seconded the motion. The motion passed unanimously.

Ms. Foster made a motion to nominate Ms. Landy Khuri to continue in the role of Vice Chair. Mr. Gilius seconded the motion. The motion passed unanimously.

Mr. Sechler made a motion to nominate Ms. Foster to continue in the role of Secretary. Mr. Gilius seconded the motion. The motion passed unanimously.

**Public Comment**

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

**New Business**

## **Consideration and possible action for Zoning Map and Use Revision**

Charlie Schmehl presented on the proposed changes to the zoning map. Mr. Sechler requested an explanation and definition of the zoning districts. Mr. Schmehl did not have exact definitions for homes to acre equation but gave approximate numbers as the density revisions have not yet been made.

Mr. Navarro requested an explanation of the community notification process for changes to the zoning ordinance. Mr. Schmehl replied it was his understanding that as these are comprehensive changes, there will just be one broad public notification and not notifications to individual property owners.

Ms. Williams noted concerns about the zoning changes preceding definition changes. Ms. Williams also voiced concerns on not receiving the full scope of changes to review and asked for a description of the expected procedural process for these changes.

Mr. Gilius questioned the proposed zoning changes to the MDRO district along Market Street from 24th Street to 31st Street noting that the draft Zoning Map shows no changes, however, Mr. Schmel stated that commercial uses (including retail stores, motels, restaurants, massage parlors,) are being added to the district which is in the accompanying 13-page table. Mr. Gilius requested that the draft Zoning Map be revised to clearly show that the MDRO district is being expanded to include commercial uses and noted that certain properties along the segment of Market Street west of 28th street are of a size and layout that could accommodate certain commercial use without adversely affecting the contiguous residential district (LDR). However, other properties between 24th street and 28th street do not have the proper access, parking, or lot size to accommodate a commercial use. Mr. Gilius requested the Ad Hoc committee re-examined the addition of commercial uses to this area and limit the commercial uses to the area west of 28th Street.

Ms. Foster asked that at a minimum the public is provided a public forum and meeting to provide input and given a 30-day notice on these proposed changes.

## **Public Comment**

Mr. Navarro opened the floor to public comment.  
Jennifer Hoover noted unintended impacts on property values.

Ms. Gibson noted the proposed changes are slated to be reviewed by Borough Council at the April 13 meeting and while they are not required to notify each landowner of comprehensive changes to plans, they could potentially do more publicity for this meeting.

Mr. Navarro noted that if a property is affected, they should be notified.

Ms. Landy Khuri noted that, even if not technically required, having a record of this public notification will be beneficial to the borough should there be a challenge to the zoning changes sometime in the future.

## **Possible Action by Planning Commission**

Mr. Collingsworth made a motion to forward the map and changes to the districts to borough council for approval. Mr. Wright seconded the motion.

Mr. Gilius noted his desire for the plan to go back to the ad hoc committee to review the comments provided by the planning commission prior to sharing with borough council and that the definitions and proposed changes should be done in a comprehensive measure rather than piece meal.

The motion failed with Ms. Landy Khuri, Mr. Collingsworth and Mr. Wright voting for it and Mr. Navarro, Ms. Foster, Mr. Sechler and Mr. Gilius voting against it.

Ms. Foster made a motion for the proposed plan to go back to the ad hoc zoning committee, the committee review the comments made by planning commission, any that are received from the county planning department and that the proposed plan be posted immediately on the borough website and the public be made aware prior to the proposed changes moving forward to be reviewed by borough council. Mr. Sechler seconded the motion. The motion carried.

### **General discussion and public comment**

Mr. Sechler made a motion for Michael Baturin to retain the student seat on the planning commission. Mr. Wright seconded the motion. The motion passed unanimously.

Mr. Wright brought up the American Disabilities Act as a point of discussion and recommended a plan be developed by the borough or a borough consultant to reflect compliance and future plans. Mr. Wright noted this may be an item for the public works committee to take up.

Mr. Wright also proposed traffic a calming policy be developed to manage input from the community and resident complaints, options for solutions. Ms. Landy Khuri suggested this be presented to borough council safety committee. Ms. Gibson will share with the safety committee. Mr. Collingsworth noted some of the information may already be developed in the comprehensive plan.

### **Adjournment**

Mr. Sechler made a motion to adjourn. Mr. Wright seconded the motion. The motion passed unanimously and the meeting was adjourned at 7:33 p.m.