

PLANNING COMMISSION

The public meeting of the North Cornwall Township Planning Commission was held on Tuesday, January 5, 2011 at the North Cornwall Township Offices located at 320 South 18th Street, Lebanon, PA at 7:00PM. The meeting was duly advertised and properly posted. In attendance were:

Commission Members:

Rob McNamee Bob Gearhart Ellie Salahub Mark Maria Jennifer Eirich
Harold Kreider

Township Officials:

Jim Caldwell Harry Roth Stacey Winterstein

Public:

Per Sign in sheet

1. Dr. Maria called the meeting to order at 7:00PM with the Pledge of Allegiance to the Flag.

2. **Reorganization**

Dr. Maria deferred this item as Ms. Salahub was not yet in attendance and he wished to wait for everyone until the Commission reorganized.

Mr. Caldwell cautioned not to take any official action on any items until the Commission reorganized.

3. **Discussion – Zoning pieces referred to the Commission**

Harry Roth began by summarizing what he has done since the last meeting. He stated he took comments from the meetings as well as written statements that have been received and incorporated them in to the second draft and changes have been highlighted. He stated he has one more review letter to look at and he is pretty close to the re-release of the ordinance. He relayed that the Board is looking for a game plan. They feel it would be a good idea to release it with the highlighted changes and then schedule a joint meeting with the Commission to discuss everything before releasing the new draft document to the public. He stated it was up to them whether it should be released with or without the changes highlighted. Mr. Caldwell stated he has discussed this with Ms. Getz and they felt it would be good to release it with the changes highlighted. It was agreed it should be released for review with the changes highlighted but there should definitely be a time limit put on how long they will allow people to look at it before beginning the process again.

Reorganization

Upon Ms. Salahub's arrival, the reorganization portion of the meeting took place.

Dr. Maria called for nominations for the Chairman position. Mr. Gearhart nominated Dr. Maria for the Chairman position. Mr. McNamee seconded the motion. With no other nominations being heard, Dr. Maria was appointed Chairman for 2011 with all voting in favor.

Dr. Maria called for nominations for the Vice-chairman position. Ms. Salahub nominated Mr. Gearhart for the Vice-chairman position. Mr. Kreider seconded the motion. With no other nominations being heard, Mr. Gearhart was appointed Vice-chairman for 2011 with all voting in favor.

Dr. Maria called for nominations for the Secretary position. Ms. Salahub nominated Mr. McNamee for the Secretary position. Mrs. Eirich seconded the motion. With no other nominations being heard, Mr. McNamee was appointed Secretary for 2011 with all voting in favor.

4. **Approval – Minutes from November 23, 2010**

Dr. Maria asked if there was any discussion on the minutes of November 23, 2010. None being heard, he called for a vote to approve those minutes. Mr. Gearhart made motion to approve the minutes of November 23, 2010. Ms. Salahub seconded the motion. Vote was unanimous.

Discussion – Zoning pieces (continued)

Discussion then began on the piece of the ordinance relating to parking. Mr. Gearhart handed out a packet of information to everyone containing research he has done regarding parking. Discussion began with regards to banks. Mr. Roth explained that it will make more sense to adopt an ordinance making the standard to look at to figure out the number of parking required will be to go to the outside wall. There was discussion regarding the addition in the draft ordinance relating to providing a maximum amount of parking spaces allowed. There was discussion regarding multi-level developments and having the parking on the first level and the building area on the second level. There was concern about mandatory multi-level buildings as well as the fact that certain retailers require a certain number of spaces. Mr. Roth explained they would like to accommodate progressive landscape and to attract the best tenants to get the best results. Mr. Kreider was concerned about telling people how to run their business. Mr. Roth relayed that everything in the ordinance can be appealed. He believes they are creating high standards which will provide for a good future of development.

Discussion then moved on to Auto dealerships. Mr. Gearhart stated he discussed this with Mr. Ebersole (who was in attendance) as well as another auto dealership owner. They felt that the standards outlined with regards to the number of parking spaces required per bay was reasonable. However, there was lengthy discussion regarding the parking spaces required for the sales area. Mr. Roth explained that the sales area can include either inside the offices or outside on the lot as not all sales happen in the office. He also explained that parking spaces don't just include striped spaces, it can also include the spaces in the aisle where people park. Mr. Gearhart felt these standards were going overboard and felt they should stick with calculating spaces using only the office space area. Dr. Maria inquired if there is currently a problem with the number of spaces on lots and what problem they were trying to fix. It was discussed that the number of spaces required is dictated by the manufacturer when it comes to lots selling new cars. It was agreed to keep in line with the current ordinance and to calculate the number of required spaces based upon the area of indoor sales offices and to have no maximum.

There was brief discussion regarding parking for funeral homes as well as doctor's offices/clinics and it was felt that those areas were ok.

Discussion then moved to parking for shopping centers. Mr. Roth explained about a graduated scale calculation. Ms. Salahub inquired if we can request developers to go vertical. Mrs. Eirich inquired as to why we should adopt anything that is different from what was agreed upon for the Springwood Development. Dr. Maria stated that the goal is to reduce asphalt yet accommodate for business. Mr. Caldwell feels having a sliding scale is a good idea.

Mr. Gearhart then discussed the parking requirements for churches. There was discussion regarding requiring a certain number of parking spaces as it relates to the number of seats. After discussion, it was agreed that the standard set forth would be ok.

Dr. Maria felt that before the next Planning Commission meeting everyone should take a look at the rural residential zone that was incorporated in to the draft document to accommodate the area at the Country Club and the 2 developments on either side that was proposed to be made Agriculture. Mr. Roth stated that this was a basic area, but they can look at it and if they have any comments to get back to him.

5. **Announce next meeting.**

The next meeting will be held Wednesday, January 26, 2011 at 7PM.

4. **Adjournment**

Meeting adjourned at 8:47PM on motion of Mr. Gearhart, seconded by Ms. Salahub, with all in favor.

Respectfully submitted,

Rob McNamee
Secretary

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