

HAMPDEN TOWNSHIP PLANNING COMMISSION

Meeting Minutes – REMOTE/IN PERSON MEETING

May 11, 2023

6:30 p.m.

Attendance

Planning Commission Members

Chair, Christine Line
Vice Chair, Saad Syed
Member, Mark Jones
Member, Linda Plesic - Absent
Member, Chris Deschane

Commissioner Liaison

Sherri Chippo

County Planning Commission

Elizabeth Grant - Absent

Township Staff

Manager, Keith Metts
Assistant Manager, David Blechertas - Absent
Assistant Zoning Officer, Jon Powers
Director of Public Works, Jeremy Miller
Superintendent Plan Review and Inspection Group
Public Works Department, Jeremy Spicher

Call to Order by Chair Line

Chair Line called the meeting to order at 6:30 p.m. and stated Proof of Publication was available for public inspection.

Approval of the Minutes

MOTION by Mr. Deschane to approve the Planning Commission Meeting Minutes of March 9, 2023. The April meeting was cancelled due to no new business. The motion, seconded by Mr. Jones, carried unanimously.

Audience Participation

None.

Old Business

Preliminary Land Development and Subdivision Plan for Beltway Commons, located at 5401 Carlisle Pike, 6 lots, 17.71 acres, zoned Commercial Limited Mixed Use Overlay, owned by Pacifica Mechanicsburg LLC, submitted by BL Companies. The Planning Commission may make a motion to recommend approval with, or without conditions, to table the plan, or to deny the plan.

Charlie Courtney, McNees Wallace & Nurick LLC, along with several people representing Beltway Commons and BJ's Wholesale Club, were present.

Mr. Courtney said the Planning Commission saw a preview of this project with the text amendment request that was presented at the March 9, 2023 meeting. He said that amendment would be heard before the Board of Commissioners at its June 1, 2023 meeting. He said this evening he would be presenting information only regarding the land development plan. He said BL Companies would be resubmitting plans to the Township next week for the June Planning Commission meeting.

Greg Holtzman, BL Companies, said as part of the project, BJ's would have a fueling canopy, propane fueling station, and a tire center. He said there would be a Raising Cane's restaurant and another four (4) buildings for a total of six (6) buildings on the site.

Mr. Holtzman said this in the Mixed-Use Overlay West District and it provides a generous walking atmosphere.

Mr. Courtney discussed the different access points to the site.

Mr. Powers said the majority of the Community Development review comments have been resolved through some changes on the plans.

Mr. Spicher said staff has a meeting scheduled with the applicant to iron out the remaining large comments.

Mr. Miller said the major outstanding issues are traffic and sanitary sewer submissions.

Based off a question from Mr. Deschane, Mr. Holtzman said the walkways would be concrete and as people cross over the drive aisles, those would be a pattern shape to help define those areas. Mr. Holtzman discussed pedestrian connectivity throughout the site.

Mr. Deschane asked if the applicant would prohibit or discourage semi-trucks using the gas pumps. Zach Rich with Stantec, said the canopy is not configured for larger vehicles.

Mr. Jones asked what comments the Pennsylvania Department of Transportation (PennDOT) provided to the applicant regarding the use of Crossgate Drive. Mr. Courtney said that currently Crossgate Drive is right in, right out. Mr. Jones said if traffic were restricted on Crossgate Drive, the movement that cannot be made would be dumped out on to the light at the Carlisle Pike. Mr. Courtney said they are still working through the traffic reviews.

Manager Metts asked if there has to be a crosswalk at the signalized intersection at the beginning of the development where there are four (4) lanes of traffic. Mr. Miller said that was an ordinance requirement.

Vice Chair Syed asked if there would be raised crosswalks on the site. Mr. Holtzman said with the text amendment request, they have added speed bumps through the BJ's area. He said at this time the crosswalks would be flush with the pavement; the crosswalks have a texture to differentiate from the regular paved drive areas.

Mr. Holtzman said he worked with Simone Collins, the Township's third party review agency, as part of the design criteria for crosswalks and Simone Collins was advising the applicant of their options. Discussion followed.

Vice Chair Syed asked how the applicant would be handling traffic coming off Pennsylvania Interstate 581 (I-581) onto Carlisle Pike. He said it seemed a bit too close to the other intersections on the Carlisle Pike/581. Mr. Holtzman said there would be a deceleration lane westbound to turn into the overall development.

Mr. Holtzman said at the next Planning Commission meeting their traffic engineer would be present to speak concerning those issues.

Chair Line asked if it was still the plan to have one-way traffic on the I-581 side of BJ's. Mr. Holtzman said they are currently showing it as two-ways, but would restrict that to employees only.

Chair Line said it does not look like there is enough landscaping on the site. Mr. Holtzman said what was shown on the screen is ordinance requirements and each of the tenants would have their own plantings. Chair Line asked if it was the intention to only satisfy the ordinance requirements. She said if they leave landscaping up to the tenant, then there is not a formalized look and lack of consistency to the property.

Chair Line asked if there would be traffic stacking similar to what happens at Chick-fil-A down the Carlisle Pike in the Wegmans' plaza around the Shake Shack that is proposed here. Mr. Holtzman said they looked at stacking for that and it is possible that the plan would tweak the traffic. He said they are making sure that the site provides for traffic flow.

Commissioner Chipko asked the applicant to explain what has changed on the plan from the discussions regarding the text amendment comments from the March Planning Commission meeting. Mr. Courtney said those items would be reflected on the plan for the June Planning Commission meeting.

Vice Chair Syed asked if the tenants listed on the plans committed to coming to the site. It was stated that every tenant the developer was talking to has committed.

Chair Line said she previously provided Mr. Courtney with landscaping concepts the Township is looking for. She asked that he share it with this group and would be useful with bringing this developer up to speed.

In response to a question from Manager Metts, Mr. Holtzman described how delivery trucks and fuel delivery would access the site.

Mr. Courtney said Pacifica owns Crossgate Drive.

Preliminary/Final Land Development Plan for 4825 East Trindle Road, located at 4825 East Trindle Road, 1 lot, 1 acre, zoned Apartment Office Limited, owned by Gregory and Magalys Hartman, submitted by Advantage Engineering Services, LLC. The Planning Commission may make a motion to recommend approval with, or without conditions, to table the plan, or to deny the plan.

Chair Line stated for the record that the above-referenced plan was tabled.

New Business

Preliminary/Final Land Development Plan for Hyatt @ Hampden, located at 4640 and 4660 Mount Zion Drive, 2 lots, 5.006 acres, zone Commercial Park Limited, owned by Falling Spring Investors, LP, submitted by Snyder Land Development. The Planning Commission may make a

motion to recommend approval with, or without conditions, to table the plan, or to deny the plan.

Chair Line stated for the record that the above-referenced plan was tabled.

Good and Welfare

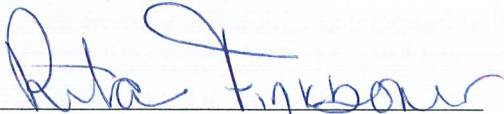
None.

Adjournment

MOTION by Mr. Jones to adjourn the Planning Commission Meeting. The motion, seconded by Vice Chair Syed, carried unanimously.

Chair Line adjourned the meeting at approximately 7:15 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Rita Finkboner", written over a horizontal line.

Rita Finkboner, Recording Secretary
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