

**MECHANICSBURG BOROUGH  
PLANNING COMMISSION  
MEETING MINUTES  
June 22, 2020**

**ATTENDANCE:**

**Planning Commission Members:** Acting Chairman Brad McClimans, Secretary Tim DeWire , Harry Baker , Christine Dixon, John Elwell and Mark Stoner.

**Absent:**

**Borough Council:** Council Liaison, Scott Pellman.

**Borough Staff:** Engineer Greg Rogalski; Borough Manager Roger Ciecierski; Assistant Borough Manager Glenda Boyer  
Administrative Assistant Caitlin Falvo.

**Cumberland County Planning Department:** Absent.

**Applicants:** Todd Smith, ELA: For Mechanicsburg School District  
Jon Andrews-McNees and David Schreder- Landmark Homes for Legacy Park.

**Press:** None.

**Others:** Aicha H Noma.

**A. CALL TO ORDER:**

Chairman McClimans called the meeting to order at 6:32 PM.

**B. PLEDGE OF ALLEGIANCE/MOMENT OF SILENT REFLECTION/ROLL CALL**

Chairman McClimans led those assembled in the Pledge of Allegiance followed by a moment of silent reflection. Roll call was taken, and a quorum was present.

**C. PUBLIC COMMENT:**

None.

**D. GUESTS:**

None.

**E. APPROVAL OF MINUTES (ACTION):**

**February 24, 2020 –Regular Meeting.**

- Elwell made a motion to approve the minutes. Dixon seconded, and the minutes were approved with all in favor.

**F. CORRESPONDENCE/UPDATES (INFORMATION): Committees/Boards/Commissions Updates.**

- a. **Cumberland County Planning Commission.** Borough Manager Ciecierski said he has been in contact with Kirk Stoner via email, he stated the County Personnel are working half on, half off doing a rotating furlough. The County Planning Department is looking to start up classes and outreach meetings that they would like to start in August but, no one knows what will happen. Their main focus is getting people back to work.
- b. **Historic Architectural Review Board.** No report.
- c. **Environmental Advisory Council/Shade Tree Commission.** No report.

**G. PLANS (DISCUSSION/ACTION):**

1. **Preliminary/Final Land Development Plan – Northside Elementary School – 411 North Walnut Street.**  
Comments by Gregory Rogalski, Borough Engineer and comments Todd Smith, ELA Group for Northside Final Land Development Plan from June 3<sup>rd</sup>, 2020 were reviewed and are attached. Todd Smith was present via ZOOM. Todd Smith submitted a revised edition of the Land Development plan for Northside Elementary on June 3<sup>rd</sup> 2020 and was open for any questions. Mark Stoner stated he had not seen the blueprints or plans and would like to look over them to see if he had any questions. Harry Baker had a set with him and offered Stoner to look over them. Harry Baker then, stated he was concerned with the slope of the Basin being changed from 1 in 5 to 1 in 3. Rogalski stated that in this situation 1 in 3 is the requirement no Fencing is needed, and the Kindergarten Academy has similar size basins.  
Baker asked about the lights if they are 4k. Rogalski stated it is listed at neutral white 4k. Harry Baker asked if the revised plans show what is existing and what is not, stating he had to go to the school and see what was added. Manager Ciecierski showed and stated the lines are showing the newly added section. Baker stated he was looking for square footage.

McClimans asked if anyone had any other questions. Mark Stoner was asked why the paved area in the front of the school is 24ft wide then at the curve drops to 20 ft wide by Walnut street. Rogalski stated 24ft is for a 2 way and 20ft is a one way

because, it is a bus lane it will only be one way. Stoner stated he didn't know why it didn't stay 24 ft the whole way through to the exit. Rogalski stated they cannot go any wider at the exit due to it being a state road and keep with PENNDOT regulations. He was concerned if the exit at 20 ft is wide enough for buses to make the turn. Todd stated they have turning movements shown of the plan turning right in and turning right out. Realizing the confusion Rogalski stated that the buses will only be using the back of the building for drop off and pick up and, that ONLY parent pick up will be on the front of the building. Dewire stated they had discussed the same thing in February because, there seemed to be confusion at that time. Stoner then asked about the paved play area and space for the soccer area. Todd Smith added that this area will not be striped but could be utilized and, they could add 48 cars to the paved play area and there is a planned area off of bus loop area for an extra 18 parking spaces.

Stoner noted the concern about the play area being gated off because children wanting to play after hours as well as soccer games. Todd stated there will be a gate and will be closed during the day specifically due to children being out at recess. The school and community will come up with a plan for after hours. That area will be used for special events and extra parking if needed. Parking spaces were increased from 36 to 69 and about 20 are closer to the soccer fields for this use.

Stoner asked if the 3 ft basin can control the amount of water coming in. Rogalski stated the change in impervious area isn't that great because it is existing and the primary control for this in some infiltration and water quality. The new part is piped all around to the proposed basin. Rogalski stated an open basin gets more bang for the buck. Water overflow will go into that basin.

Stoner asked if the Fire Chief has reviewed this to know if fire trucks were able to get in and out of the proposed area. Manager Ciecierski stated he reviewed the first round and Stoner stated he trusted the Fire Chiefs opinion.

Action on Recommend Council to Approve the Waivers listed on the Engineers Memo of June 3<sup>rd</sup> 2020 : Dixon made a motion to approve the waiver. DeWire seconded that motion and was passed with all in favor.

Action on the Engineers Memo of June 3, 2020: Dixon made a motion to recommend approval with conditions. DeWire seconded that motion and it passed with all in favor.

## **2. Conditional Use- Landmark Home- New and Innovative Design for Signage- 1017 South Market Street.**

Jon Andrews discussed the Conditional Use hearing the filed for the free-standing signs that will be in Legacy park that will be going to Borough Council to be approved. Borough Council has approved phase one and phase two that are still under construction. Phase one has been selling very well and phase two is the commercial phase considered Market Square along Market Street just finalized a deal with Wolf Brewing Company. They will be operating by March. Andrews stated, "we will probably be submitted an approval for phase 3 final plan very soon." Pace of the development is ahead of schedule and the Commercial phase was originally Phase 8, with it being in Phase 2 its better for the community and residential growth.

Jon Andrews stated in the TND District the Borough Zoning Ordinance does not regulate signs in the Traditional Neighborhood Development, which right now Legacy Park is the only property zoned TND in the Borough. This was obviously not intentional just an oversight in the course of drafting the TND regulations. What the Zoning Ordinance does do is that it contains a provision just specific to TND that allows for innovations and modifications and this idea allows for flexibility as the development improves.

For a project this size there is a need for signage. Jon Andrews handed out revised signage attached to the minutes.

There had been a lot of time spent configuring the transformation between the Borough and the TND part of the Borough and with these signs they feel they have done that. They want people to have a sense of place so signage is more important so that residential and commercial can coincide in this development. Also, the use of signage to allow people to know while driving by what is in the Market Place.

Dixon stated she is fine with the number of signs but, stated that the #2 sign is huge. Andrews and Manager Ciecierski stated each sign for the business on the sign are about 18 inches in height to be able to be seen by motorist. Dixon asked why they made sign #2 higher and wider than the original plan. Andrews stated that the possible reasoning is to make a better identifier for motorists. Scale is going to be very important because of how large this development is going to be.

DeWire asked, what the purpose of the signs for the 55+ area. Andrews stated, it is a neighborhood full of neighborhoods and the 55+ will have its own name most likely so the signage will be for that section of Legacy Park.

The idea behind the signage is for it to be different from other developed neighborhoods. Roglaski stated, that the scale for the signs are not out of whack for the size of buildings to reference the size of the sign. Some signs will be double sided which are a part of the commercial area and some will not like the sign from the entrance at Market Street. Also, TND allows in industrial zone interior lit lighting this is a mix-use zone and they will be using backlit, lighting. They also will have spotlights on some signs as well. There is a map with signs and light usage attached to the minutes.

Having concern with the lighting being too bright Manager Ciecierski stated that PennDOT would let us know that the lights are too bright, but he wasn't concerned with it. Stoner said in his opinion to cut down on shadowing to have backlighting for signs #1's and #2's and he thinks it would look nicer. Roglaski stated, Manager Ciecierski, and Landmark and himself are on the same page with what was represented tonight and have given their blessing because, they have worked through a few different scenarios. Rogalski also stated, that the came to the backlit scenario for the signs on Market Street because, they took into consideration motorists and things of that nature. DeWire asked about how they will decide which business gets which spot on the commercial sign. Andrews and Schreder stated they weren't sure how that decision was going to be made.

Mark Stoner made a motion to recommend Conditional Use approval to Borough Council of the application for New & Innovative Design for Signage with changes to have all #1 signs and #2 sign backlit. Dixon second the motion passed with all in favor.

**OLD BUSINESS:**

Manager Ciecierski stated General Code went through the entire ordinance and compared to current state statutes and pulled out discrepancies and found some inconsistencies. Finance Ordinance and Administration Committee, Greg Rogolaski, Solicitor Coyne and Manager Ciecierski have reviewed it. They would like to go over the Comprehensive Plan and pull out any discrepancies and changes needed then have a consultant look at the Zoning Ordinance. July 27<sup>th</sup>, 2020 The Borough will send revisions to General Code will then take all the changes we do or do not agree with and put it into an ordinance/resolution and then, send to Borough Council to adopt. General Code will make all the changes in the document. Manager Ciecierski discussed the update of the Comprehensive Plan and Zoning Ordinance as the next step in the process.

**H. NEW BUSINESS (DISCUSSION/ACTION):**

**1. Application for Appointment: Aicha H Noma**

Aicha introduced herself and stated her qualifications and why she was interested in the Commission. Ciecierski stated he believes she would be a big help and she would come in with a new prospective. Elwell made a motion to recommend appointment to Borough Council of Aicha Noma. Harry Baker seconded that motion and it passed with all in favor, all congratulated her on the position on the Planning Commission.

**I. COMMENTS FOR THE GOOD OF THE ORDER:**

DeWire stated that motorists should yield to pedestrians in crosswalks.

**J. ADJOURNMENT:**

With no further business to be discussed, DeWire motioned to adjourn the meeting at 8:02 p.m. Dixon seconded the motion. The motion passed with all voting in favor.