

**MINUTES OF A MEETING OF THE  
SHIPPENSBURG BOROUGH PLANNING COMMISSION**

**JANUARY 14, 2009**

The regular monthly meeting of the Shippensburg Planning Commission was called to order at 7:00 p.m., by Chairperson Scott Madey. Members present were Mai Baltimore, Elizabeth Maurer-Minnich, and Scott Madey. Also present were Secretary Robert Weaver, Bill Kick of Martin and Martin Engineering, John Knutelsky, Dave Brenize, and Bill Wolfe, Jr. of Carl Bert Surveying.

APPROVAL OF MINUTES.

Mai Baltimore moved to approve the December 17, 2008, meeting, as written. Motion seconded by Elizabeth Maurer-Minnich. Motion carried unanimously.

CONDITIONAL USE REQUEST OF JOHN KNUTELSKY, 15-19 WEST KING STREET (KNUTE'S PUB & GRILL)

Mr. Knutelsky explained that he provided the Board members with a concept sketch along with a picture of where they would like to place an outdoor seating area. He reported that he hasn't had an engineer look at it at this point but through the process he will have to do that along with going through the Code Inspection process and the Liquor Control Board, but he wanted to appear before this Board first to see how it was received before he went any further. Mr. Knutelsky went on to explain that they would like to remove the roof area on the rear portion of the building and expand it over to the flat rubber roof area, creating a space that is approximately 25' x 50' or 1200 sq. feet. He stated that from the diagram the Board can see how they plan to access the seating area and that there will be an outside entrance and exit as well. Chairperson Madey questioned the requirement of the vents? Mr. Knutelsky stated that the Liquor Control board will address all of those concerns in addition to the requirement for fencing under the Borough's ordinance.

Mai Baltimore asked about the noise ordinance? John stated that he doesn't feel that will be an issue because 60 to 65% of their business is food and 35 to 40% is alcohol, so they are considered an eating establishment that has a liquor license, so they will not be outside until 1 or 2 a.m. like a regular bar. He stated that they haven't really come up with the hours as of yet for the outside dining but it won't be late. Secretary Weaver explained that, that may be one issue that comes up during the Conditional Use Hearing and Council may/could request he limit his hours in the evening if that would come up.

Elizabeth Maurer-Minnich moved to recommend that Borough Council approve the Conditional Use Application of John Knutelsky for the property located at 15-19

West King Street, for an outdoor dining area. Motion seconded by Mai Baltimore. Motion carried unanimously.

REVIEW THE SUBDIVISION/LOT ADDITION OF VOLVO ROAD MACHINERY,  
312 VOLVO WAY.

Bill Wolfe, Jr. of Carl Bert Surveying, reported that what the Commission has before them is two separate plans. He went on to explain that several months ago Volvo announced that their plant in Canada would be closed and those operations would be moved to the Shippensburg Plant and part of the process in order to get those operations here included the need to expand their existing facilities with a majority of the expansion taking place in Southampton Franklin Township. Mr. Wolfe went on to explain that a portion of the building will be over the municipal line and then the purchase of 30 additional acres in Southampton Township from Mr. & Mrs. Solder. Mr. Wolfe further explained that this property has been subdivided and approved and recorded in Southampton Franklin Township and a portion has been rezoned so that it has the appropriate zoning for this use. He also stated that they have also received a variance from the Township to reduce the buffer zone from 200 ft. to 50 ft. and in lieu of that they provided a berm in the Township to meet their criteria. Mr. Wolfe went on to report that there is some shading shown on the plan indicating an access way since currently you can't get the entire way around the building so with this access, an emergency access could be granted the entire way around the facility, so that was an improvement of the site. He further stated that they are proposing to get rid of some of the outdoor activities and replace it with some parking. Mr. Wolfe stated that the picnic grove will still be open to the public as well as the ball field and soccer field.

Mr. Wolfe explained that there are some off-site improvements proposed that they are currently working with Southampton Franklin Township to accomplish such as widening a portion of Rowe Road and to take a little out of the bend. He further explained that one of the comments on Martin & Martin's review sheet was having a traffic study and Mr. Wolfe reported that there is a traffic study being done and the draft of that study shows the recommendations as having a three-way stop at Volvo Way and Rowe Road and correcting the curve so the truck traffic can go in, which were the extent of the improvements that were deemed necessary in the draft report which should be finalized very soon.

Bill Wolfe further explained that the Commission has two plans before them, one being a Land Subdivision Plan and one being a Land Development Plan. He stated that the purpose of the Land Subdivision Plan is to make this one complete lot and do away with the interior line, however there is a description provided so that the portion in the Township and the portion in the Borough remain identifiable parcels for the purpose of taxing. Mr. Wolfe further explained that he has a letter from Martin and Martin in regards to the Subdivision Plan which is pretty straightforward. He reported that Volvo has requested a waiver of the Preliminary Plan, a waiver of the plan scale, and they also requested that the Planning Commission give a recommendation to Borough Council to

approve the Subdivision Plan. Secretary Weaver stated that he felt it would be easier to address each plan separately with two separate motions.

Elizabeth Maurer-Minnich moved to approve the Subdivision Plan of Volvo Road Machinery for their property located at 312 Volvo Way, based on the comments being addressed on Martin & Martin's review, and a proof of the sale of the 30 acres of the Robert J. Solder property to Volvo. Motion seconded by Mai Baltimore. Motion carried unanimously.

REVIEW THE LAND DEVELOPMENT PLAN OF VOLO ROAD MACHINERY, 312 VOLVO WAY

Bill Kick of Martin & Martin Engineering reported that some of the comments on his review letter are only specific for Southampton Franklin Township and some are specific to both the Township and the Borough. Mr. Wolfe reviewed the items listed that only deal with the Borough with the Commission members. He explained that they have submitted the County Conservation District approval and they are currently waiting for the approvals or whatever changes they recommend. Bill stated that in regards to the public improvements comment, he thinks that will be something that the Borough and the Township will need to work out and it makes most sense to him that the bond be held with Southampton Township since there are only some minor revisions in the Borough portion as opposed to Southampton Franklin Township. Bill Kick stated that in speaking with Mr. Wolfe, they have agreed that the majority of the stormwater impact as far as grading, etc. will be to Southampton Township and the majority of the improvement will be in the Township so he would agree that it would make more sense to have the Township hold the bond. Mr. Wolfe explained that the traffic study is being done and the scope of that study was sent to Martin & Martin and they have reviewed it, and the recommendations were as he stated before, about having a three-way stop at Volvo Way and Rowe Road and correcting the curve so the truck traffic can go in. He went on to state that in regards to the water and sewer, they have spoken to the Borough Authority and the indicated capacity should not be an issue but it is important to note that they are not doing any extension of public utilities because there is sewer and water on the site currently so it will all be an extension of their private systems. Mr. Wolfe stated as far as the lighting he doesn't think there is any lighting proposed in the Borough, however they do have a lighting plan which basically shows there is no light spillage beyond the perimeter of the property, which should be provided to the Borough and Martin and Martin by tomorrow. Mr. Wolfe explained that as far as the building setback lines they can easily be worked out, and they plan to add more details to the plan as far as the water and sewer lines, etc. Mr. Kick explained that what Martin & Martin meant in comments 11 and 18, is that those features are shown on one plan or another and when they got to the site plan which shows the parking layout in detail in a large scale, etc. they were looking for those same features to be shown on the more detailed plans rather than the smaller scale plans which are more difficult to read because it helps to have it all on the same sheet when you are looking at detail. Mr. Wolfe explained that in regards to the last comment about the buffer zone, they feel that the bulk of this project is an existing facility and it is currently, as it exists, a non-conforming use to that particular requirement

and they are asking that they can continue that use without any specific requirements for screening or buffering in the Borough portion. He went on to state that because of the existing trees by the ball fields you cannot see the facility from the residential areas anyway. Secretary Weaver stated that he would agree with Mr. Wolfe on that the only building they are getting is against their own property so it wouldn't make sense to have them build a municipal boundary line and they could look at it as an existing non-conforming use, which would be a mute point, but that is ultimately up to Borough Council. Mr. Wolfe stated that they would be very happy to receive a recommendation of approval from the Commission to Borough Council subject to the comments being addressed, along with the waiver of the Preliminary Plan, so that they can move forward with the process. He went on to explain that Volvo is very motivated because they would like to be in the assembly building by September, which is a very aggressive schedule, and the only real issue in the Borough is the buffer zone and the rest of the issues are clean up items. Mr. Wolfe reviewed with the Commission members where the proposed road will be located.

Elizabeth Maurer-Minnich moved to recommend Borough Council approve the request to waive the Preliminary Plan requirement and approve as a Final Plan per the comments being addressed by Martin and Martin and Borough Council take into consideration Comment #20 because it is an existing facility. Motion seconded by Mai Baltimore. Motion carried unanimously.

#### OTHER BUSINESS

Secretary Weaver reported that the Borough is currently seeking a grant to replace the water line along the Roxbury Road and he has a letter that he would like the Commission to review and state whether they are in favor of the project. The Commission members reviewed the documentation provided and agreed that the project is necessary and stated they would support it. Secretary Weaver explained that the Chairperson will have to sign a letter that will be submitted to the State indicating their support.

#### ADJOURNMENT

There being no further business, Elizabeth Maurer-Minnich moved to adjourn the meeting. Motion seconded by Mai Baltimore. Motion carried unanimously. Meeting adjourned at 7:55 p.m.

  
Secretary

