

# WEST PENNSBORO TOWNSHIP

2150 Newville Road, Carlisle, PA 17015-7746 ~ Phone: (717) 243-8220 ~ Fax: (717) 243-1592



## AGENDA

**PLANNING COMMISSION**

**JANUARY 24, 2023**

**REGULAR MEETING**

**6:00 PM**

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### PUBLIC PARTICIPATION (Non-Agenda Items)

### APPROVAL OF MINUTES – November 15, 2022

### OLD BUSINESS

1. Conditional Use Application #2022-11 Continued, AAMPA Holdings, LLC, 3485, 3499, 3497 Ritner Highway, Newville

### ENGINEER COMMENTS

### ADJOURNMENT

## MINUTES OF MEETING

### WEST PENNSBORO TOWNSHIP PLANNING COMMISSION MEETING

January 24, 2023

The West Pennsboro Township Planning Commission met Tuesday, January 24, 2023 at 6:00 PM at the West Pennsboro Township, 2150 Newville Road, Carlisle, Pa. The following Planning Commission members were present: Roger Blain, Michael Hippensteel, Karl Smith, Michael Reifsnyder and Ms. Brett Flower.

Also present was Secretary Evelyn Swartz, Engineer Paul Wilson, Director of Operations Wayne Myers and Attorney Mark Allshouse.

**MEMBERS OF THE PUBLIC:** Attached Sign in Sheet

**CALL TO ORDER** - Chairman Blain called the meeting to order at 6:00pm.

**PLEDGE OF ALLEGIANCE**

**PUBLIC PARTICIPATION** – None

**APPROVAL OF MINUTES**

*On a **Flower/Hippensteel** motion, the Board unanimously **approved** the minutes from November 15, 2022.*

**OLD BUSINESS**

**Conditional Use Application #2022-11, AAMPA Holdings, LLC 3485, 3499. 3497 Ritner Highway, Newville**

*The Board reviewed with Hubert Gilroy, Attorney, Justin Doty, Engineer with Frederick, Seibert & Associates, Craig Mellott, Traffic Planning & Design, Andrew Kronenberg, Applicant and Dan Holland, Technical Director with ALL4 LLC-Air Quality.*

*Justin Doty gave a presentation on the proposed development for property located at 3485 Ritner Highway, Newville. The project proposes three warehouse structures Bldgs. A (423,360 Sq. Ft), bldg. B (706,944 Sq. Ft), bldg. C (225,680 Sq. Ft.). The project is proposing one access drive onto Ritner Highway. Public water and sewer will be extended to serve the project site.*

*Craig Mellott, Traffic Planner discussed the process for the traffic impact study for this corridor. Penn DOT is in the process of doing a comprehensive study which may take several months addressing all traffic impacts. The project will require a Penn DOT drive-way permit for access.*

*Dan Holland, Technical Director with ALL4, LLC Air Quality, gave his presentation on the air quality. He advised they would be looking at D.E.P. regulations for the space heaters, generators (low profile*

emissions). The anti-idling will need to be enforced by the state police who regulate this and a report will be provided to the Township annually for compliance.

Township Engineer discussed some of his comments: The lighting levels at the property line will not exceed 0.1 foot-candles: Placement of the guard shack-minimum stacking length of 600' to the intersection with the Ritner Highway, and should include multiple lanes for at least half of that distance.; The approximate location should be shown on the plan for the water storage tank for fire flow: An expert letter report regarding air pollution has been provided and appears to be in compliance.

Member Flower asked what the status is with the two residential properties at the front of this property, she was told the properties are under control of the developer. She also asked about the truck bays, she was shown a drawing regarding the amount of bays. Penn DOT will require a letter-of-credit for any off-site improvements for RT #11 & RT #233. Mr. Holland, Director of air quality was asked to explain his Table A6 of his report, the calculations are based on the total heat input rating of the diesel-fired fire pump engine. Member Flower asked about the height of the retaining wall, it will be 16 feet on the east side, setbacks; 50 ft. front; 30 ft. side; 35 ft. rear. What is the vacancy rate of surrounding warehouses? Below 10%. Why 3 separate warehouses? Developer is trying to maximize coverage on lot. Will a variance be requested for the height since it is a maximum of 35 ft.? How many more lots are zoned Industrial in the area? A 30 acre tract is located on RT #233

Member Smith said he felt the interchanges are inadequate, Penn DOT will determine what improvements are needed for this project impact. Member Smith said Section 705.1, A (should provide ground floor plans & elevations of proposed structures).

Township Solicitor & Director Myers said the Township will be working on bringing the Zoning Ordinance up to standards.

Joshua Pittenger, resident of 71 Greason Road, asked about the (EPA regulations, truck pollution) EPA has regulations, the facility will remain in compliance with the applicable air quality requirements of the U.S. EPA and PADEP. Upon request, by the Township, the facility will furnish records of compliance with air quality regulations. He asked about the location of the retention ponds in the back of the property, how will they deal with any flooding? There will be infiltration with flowrate regulations.

Millard Finkenbinder, resident of 2465 Ritner Highway, asked about the emergency access? They explained Penn DOT is restricting a single access, therefore the proposed roadway will need to be widened.

Joseph Beeman, resident of 6 Lexington, asked about the breaking of the rock on this site and any well contamination? Concerns about water pushing to rear of property and onto Big Spring Road, traffic issues and special concern for the Mennonite traffic that need protected. Concerns with this area being a farm community and now changing to an industrial park, causing property to devalue.

Justin Doty explained that a geo-tech design will be completed for this area before excavation is started.

Township Engineer discussed potential blasting will require a pre-blast survey. Suggests expanding the pre-blast survey radius. If damage occurs a claim would be filed- there will be an operation & maintenance agreement for stormwater, and a potential condition could be escrow monies set aside in a fund to cover claims from damages.

Ron Tritt, Supervisor of Penn Township said the ramps onto Interstate #81 need to be lengthened.

Joann Littlefield, resident of 184 Goodyear Road, had concerns with the NPDES permit, the developer will be required to apply for the NPDES permit at land development submittal. Engineer Doty explained about run-off and retention for this property. She asked who would be the tenants in these warehouses. That is not known at this time. She advised she lived in the township two years and does not want to live near warehouses, and also requested the Planning Commission DENY the Conditional Use Application. The Township Solicitor explained that the Planning Commission is only a recommending body to the Board of Supervisors. She advised that DEP and the State Police do not have the staffing currently. She feels it will adversely impact her quality of life.

Craig Mellott, Traffic Planner advised that the Mennonite are counted in as traffic flow when Penn DOT does the scoping of this project, and shoulder widening could be required for this area.

Vilda Graff, resident of 61 Spruce Circle, asked questions regarding the trip generation average, 407 trucks entering, course of 24-hour, traffic count tables in all developments factor in to this count; peak hours 6:30am – 7:30am, 3:45pm – 4:00pm varies (numbers vary per intersection). She feels the trucks will travel where they need to regardless.

Cathy Tuttle, resident of 21 Meadow Drive, has concerns with the traffic and doesn't feel the community can safely live here. She feels the developers of this project should be consulting with the local fire and police over the single entrance. She also feels the air quality will be effected from the increase in truck traffic, also concerns with the roof mounted A/C units and the noise they will produce. Also, she feels this project will cause public safety concerns, and it should look at the accident studies.

Toby Monismith, resident of 281 Crossroad School Road, asked why the entrance to this project was not aligned with the entrance to Pennsy Quarry for a future signalized intersection. It was explained that the properties are not lined up correctly for this to work.

Lester Wert, 2118 Newville Road, Carlisle said he lived here over 50 years and battled with the Township over several warehouse projects, he feels this property should remain a farmland.

Member Flower, explained that this property is zoned (I) Industrial, and warehousing is permitted by a Conditional Use application, and the Township can attach conditions if needed.

Justin Doty explained what vegetation would be required for the buffering (trees, screening, shrubbery and mixed vegetation).

Township Engineer noted that this project screening requirements will be under the new Subdivision Land Development Ordinance requirements.

Member Smith, said he needs to evaluate the application.

Township Solicitor, explained what the filing of a conditional use is (health, safety and welfare).

Member Flower, asked about the height of the building being over 35 feet, looks like the height is maxed out to 65 feet. What storage materials will be going inside these warehouses?

Justin Doty, No pesticides or fertilizers, the Ordinance prohibits certain materials.

On a **Hippensteel/Reifsnnyder** motion, the Board recommended the conditional use application be approved subject to the list of conditions.

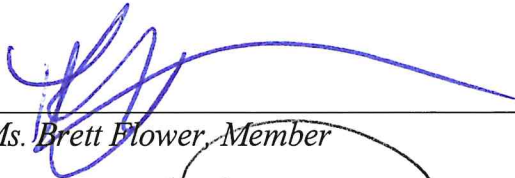
## LIST OF CONDITONS

- Implement litter control measures during construction and during permanent site operations
- Explore the use of pervious pavement for parking lots
- Expand the pre-blast survey radius to 2,000'
- Comply with all zoning ordinance requirements
- Establish an escrow for potential damage claims from nearby residents in Place for Wells & Septic
- Provide an Operation & Maintenance Agreement for stormwater and other site work
- Approval of PennDOT Traffic Study & Approval for Highway Occupancy Permit & Offsite improvements
- Enforcement of Anti-Idling & Signage Requirements
- Explore the implementation of Dark Sky lighting concept if specifications exceed current lighting requirements
- Zero impact on water quality and ground water quality of neighboring properties
- Conduct a geologic study to determine potential affects of rock removal on neighboring properties
- Water & Sewer Availability for the use and parcel
- Provide a second means (or emergency access) of ingress/egress. If PennDOT will not approve a second means of ingress/egress, then a wider entrance will be considered
- Injection wells for stormwater management shall only be explored if all other options for stormwater management have been exhausted
- Provide spaces on site for overnight truck parking.

**ADJOURNMENT**

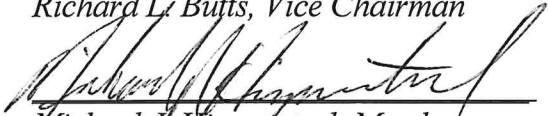
On a **Hippensteel/Reifsnyder** motion, there being no further comments or discussion to come before the Planning Commission, the meeting was adjourned at 8:40pm. The motion carried unanimously.


  
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Roger R. Blain, Chairman

  
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Ms. Brett Flower, Member

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Richard L. Butts, Vice Chairman

  
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Michael W. Reifsnyder, Member

  
\_\_\_\_\_  
Michael J. Hippensteel, Member

  
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Karl Smith, Member

## Evelyn Swartz

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**From:** Katie McDonough <katie@thekutils.com>  
**Sent:** Tuesday, January 24, 2023 3:08 PM  
**To:** Evelyn Swartz  
**Subject:** Notes for planning committee in regards to conditional use hearing for 3485,3499,3497 Ritner Highway

Evelyn,  
Thank you for letting me send this over & for sharing them with the planning committee.

As a resident of West Pennsboro township, I want to be clear, I don't want warehouses here (or anywhere else new for that matter). I grew up in the Cumberland Valley and I'm proud to call this my home as an adult. Unfortunately as technology has changed over the past decade or more, we have found ourselves alive in a time/ society where people value convenience, and low cost above most things. Warehouses are an extension of a change in that technology, and unless we give up shopping online as a society, they seem to be part of the way our world functions. The land in question is privately owned & zoned to allow warehouses. I think that's really unfortunate. In the future, maybe we can have revised zoning, but in this case, as far as I understand if the land is already sold, our best way forward is to set some plans in place to do the best we can for the beautiful township that we live in and the residents that love it here.

### Questions:

1. Is the sale of the land a done deal or is it contingent upon the granting of the conditional use?
2. Are committees like planning and whoever decides the development rules voluntary? Can residents apply for these or are the openings you mentioned last night job listings?

### Concerns:

1. Safety - specifically buggy, bicycle, and pedestrian traffic in a community we share with a large Mennonite population
2. Traffic - obviously ;)

An increase in traffic will impact emergency services further, being called away from our community to accidents on 81, 233, and 11 likely because of increased truck traffic & impatient drivers. Rt. 11 is not a big road, and I don't know how much room for expansion there is, but there should be a buggy / bike lane and at the very least, tons of signage on both 11 & 233 in our township regardless of whether or not we have warehouses. Warehouses should be required to post them & let their drivers know to expect to encounter buggies and bikes here. I think there should be signage at both exits from 81, headed in both directions. I know that in particular is a Penn Dot issue, but West Penn and Penn township should both push for that. Have there been studies to see if 81 and our exits can handle more trucks? 81 is a madhouse.

### 3. Environmental -

Light pollution : has harmful and potentially deadly effects on migratory and local species of birds, mammals, insects. It also affects surrounding properties residents circadian rhythms to have so much artificial light at all hours.

Habitat loss for wildlife & plants

Storm water run off & erosion

Wells / groundwater pollution from construction and general non porous surface run off etc.

### 4. Quality of life -

This will impact the beauty of our township & this special place we call home not only for ourselves, but for every generation after us. People didn't move here to live in an industrial park. People will not want to move here or visit if the first experience they have entering our township is congestion and warehouses greeting them on their way into our township.

It will also cause delays for residents traveling into Newville, Carlisle & Shippensburg, not to mention all the Big Spring bus routes and school drop offs it will impact. It will also likely force more traffic along Big Spring Rd into town where there is no shoulder and people are already whipping around the curves.

There are many more concerns other more informed residents will raise & rightly so, but we don't own the land so sadly we have little say. Getting depressed or angry about it is understandable, but the best thing we can do is come up with some solutions to make it better for this development and/or whatever comes next. Obviously we fear one warehouse after another. I know the Hippensteel family also has a 42 acre plot currently for sale on 233 that is zoned industrial... we can see where that may be headed. I also spoke to Mike Hippensteel last night who told me he was part of the planning committee. Some residents have expressed concern that that is a conflict of interest. I'm not entirely sure how I feel about that, but I suppose it bears mentioning for when a warehouse developer tries to buy that lot. I am a customer of the Hippensteel's and have no issue with them being able to sell and profit from land they own.

My main point is, let's be the township & the warehouse developers that do it right. Instead of fighting let's work together towards a better solution. Let's be examples to neighboring communities. Warehouses aren't going away.

Solutions:

1. No generic landscape plans. Let's hire native plant specialists to design and implement screens of native trees, shrubs, grasses and flowers around the properties that benefit both wildlife & the local environment by creating biodiversity and help to manage storm water run off and erosion.
2. Create buggy and bicycle lanes with clear markings on the road and signs all along 233 & 11 regardless of whether we have warehouses or not.
3. Better traffic flow plans - I have no expertise here, but maybe it's as simple as making a longer drive turning in for the warehouses? I know 233 in Penn township is wider, but it doesn't seem to be as much of an issue in my experience.
4. Solar panels on rooftops? Not sure if that would offer any benefit, but maybe someone with better knowledge of the energy use and needs there could consider that.

Thank you, Evelyn! I hope my notes are clear enough as I didn't have a lot of time to write them up. I'm sorry I can't make it to the meeting tonight. I hope it is beneficial towards some resolution. I love living here, I'm thankful we have a concerned community & I appreciate all the work you all do at the township.

Best,  
Katie McDonough  
122 Log cabin Rd.



**WEST PENNSBORO TOWNSHIP  
PLANNING COMMISSION MEETING**

January 24, 2023

Please sign and print your name so that we may properly record your presence at the Planning Commission Meeting this day January 24, 2023, at the West Pennsboro Township Municipal Building.

1. [Signature]
2. [Signature]
3. Stephen Stuber      Stephanie Phillips
4. Millard Finkbeiner      Joshua Miller
5. Cheryl Morney      Angie Pittenger
6. DENNIS MANNING
7. Brian Eaton
8. SAM WESTON
9. Joe Beeman
10. DAN HOLLAND
11. Roy Rakiewicz
12. Lester West
13. John Epley
14. [Signature]
15. Andrew Kronenberg

16. Sheri Napoli

17. Jim Napoli

18. Donald Agar

19. Toby Monismith

20. Dany Erickson

21. Dustin Lehman

22. Gary Warner

23. CATNY Tuttle

24. Vilde Graf

25. ~~Chris~~ SNEAP

26. Tina Eaton

27. R. Zach Pagel

28. John Littlefield

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