

## **NORTH MIDDLETON TOWNSHIP BOARD OF SUPERVISORS**

December 16, 2009

The North Middleton Township Board of Supervisors held a special meeting on Wednesday, December 16, 2009 at the North Middleton Township Municipal Building, 2051 Spring Road, Carlisle PA. The special meeting was to conduct second interviews for potential engineering firms for updating the zoning and subdivision ordinances to be consistent with the 2008 Comprehensive Plan. The meeting was called to order by Vice-Chair Harry Kelso at 5:30 PM. Board members present were: Supervisor Richard Bucher, Supervisor Robert Shearer, Supervisor James Hare and Manager Deborah A. Ealer. Supervisor Bob Reisinger was not in attendance. Visitors are listed on Attachment #1.

JMT was the first firm to present. Representing JMT were April Sowers, who would be the project manager, and Andrew Stern who was a former zoning officer.

Andrew reviewed JMT's findings of what should be considered for an update to the zoning and subdivision ordinances. The updates include definitions to make them consistent with updates from the MPC as well as state and federal regulations. Definition updates would include halfway house, group homes, and home occupations to list a few. The sign ordinance may need to be rewritten in its entirety. The zoning ordinance should include a section on alternative energy sources. Other issues that should be looked at include cluster development, parking requirements, buffering and BMP's.

Additionally Andrew noted the SALDO will not need as much changed as the zoning ordinance. Some issues that should be considered are escrow accounts and submission of electronic plans.

JMT's proposal cost did not change. It is \$27,100.

Representatives from C.S. Davidson Inc presented an updated overview of their proposal. Lucas Parkes and Karl Graybill, who would be the project manager, spoke. Karl noted definitions would need to be updated. Other definitions could be removed such as the definition of domestic pets. Issues that should be addressed in the zoning update include convenience stores and filling stations, mushroom houses and land development plans.

Lucas reviewed the SALDO updates and stated only minor revisions would be needed.

Rob Lauriello and Frank Chlebnikow presented an updated proposal that included 3 options for the Board. Frank noted the Board could pick and choose from the options.

Option one included updates to definitions, a new zoning map, an official map overlay, and include updates that were made to the MPC. Clarification of vague and ambiguous language should be changed. Option one also included SALDO updates such as streamlining the subdivision process making it easier for small subdivisions to be

approved. MPC updates would also be included as well as the use of updated, easier to read tables and flow charts.

Option two would include a reformatting of the ordinance making it easier for staff and the public to read, use and understand.

Option three would include an entire Conservation by Design provision.

The Board asked Rettew to update their proposal with a cost estimate for option one and include the reformatting of the ordinances. Rob stated he will email that to the township.

Ray Lindstrom noted as a citizen he recommend the Board hire Rettew. He stated he would rather have the township pay a little more and get the best possible product than to save money and get a good product.

The Board held discussion on the presentations. The Board narrowed the firms down to 2 finalists JMT and Rettew. The Board noted they will discuss this at the December 28 workshop and make their final decision at the January 4 meeting.

The meeting was adjourned at 8:21 PM.

Respectfully submitted,  
Deborah A. Ealer