

January 11, 2017
7:00 PM

The reorganization meeting of the Monroe Township Planning Commission was called to order by Michael Pykosh.

On the motion of Mr. Kuhl, and seconded by Mr. Brymesser, and by unanimous vote of the members it was duly RESOLVED to select Sharon Nelson as Chairperson of the Planning Commission for 2017. The meeting was turned over to Ms. Nelson.

On the motion of Mr. Kuhl, and seconded by Ms. Nelson, and by unanimous vote of the members it was duly RESOLVED to select Sheldon Brymesser as Vice Chairman of the Planning Commission for 2017.

On the motion of Ms. Nelson, and seconded by Mr. Kuhl, and by unanimous vote of the members it was duly RESOLVED to select Gary Page as Secretary of the Planning Commission for 2017.

The regular meeting of the Monroe Township Planning Commission was called to order by Chairperson Nelson. The Pledge of Allegiance was said by all.

ATTENDANCE

Sharon Nelson, Chairperson
Sheldon Brymesser, Vice-Chairman
Gary Page, Secretary
Carl Kuhl

Mike Pykosh, Solicitor
Greg Rogalski, Engineer
Kirk Stoner, Cumberland County Planning
Holly Wood, Recording Secretary

MINUTES

On the motion of Mr. Brymesser, and seconded by Mr. Kuhl, and by unanimous vote of the members it was duly RESOLVED to approve the minutes of the December 7, 2016 regular meeting.

CORRESPONDENCE

Ms. Nelson noted the email received from Ms. Arazia with regard to the Joint meeting scheduled for February 28 with the Board of Supervisors. She said that this email included 2 questions to be answered. Ms. Nelson confirmed with Ms. Araiza that these question were to be answered by each individual and submitted to Ms. Araiza by the beginning of February so that the answered can be compiled and summarized in a timely manner.

AUDIENCE PARTICIPATION

None

UNFINISHED BUSINESS

Comprehensive Plan – Speaker - Greg Rothman, Commercial Realtor

Mr. Rothman gave a brief personal background on his experiences in real estate and government. He explained that he lives in Silver Springs Township and grew up in Hampden Township, so he is familiar with the unique make-up of Monroe Township.

Mr. Rothman said that Smart Growth is the way of today. Smart Growth is the planning and zoning to address future growth without changing the current atmosphere of an area. Mr. Rothman talked about projects he was involved with in Harrisburg and Steelton that identified available properties that could be worked with to promote growth for the communities.

It was explained by Mr. Rogalski, while reviewing the current zoning map, that the Industrial and Highway Commercial areas exist in Monroe Township due to what was already there, not necessarily future plan.

Mr. Brymesser asked if there is demand for office space in the area. Mr. Rothman said yes and that the projects along Route 114 in Mechanicsburg are a good example of that. Those commercial buildings filled up very quickly. Mr. Rothman stated that Monroe Township does not really have any retail areas as far as he can see on the map, and it was agreed that he is basically correct.

Mr. Rogalski asked what is “hot” right now with regard to real estate. Mr. Rothman said New Urbanism is hot right now. New Urbanism is an urban design movement which promotes walkable neighborhoods containing a range of housing and job types. Mr. Stoner asked if Monroe Township could capitalize on commercial growth. Mr. Rothman said that the Cumberland Valley School District is a huge enticement for many people. Ms. Nelson asked where all the people are coming from. Mr. Rothman said many are non-native immigrants. Pennsylvania is not growing, people are just shifting to new areas of living for schools and such. He feels the demand for Cumberland Valley Schools will continue to grow.

Mr. Rothman said the biggest enticement for residential development centers around the availability of public water and public sewer. Overall, when looking forward a community needs to look at water, sewer, road and bridges, and stormwater management. When looking at road, they need to consider signals, lighting, road capacity and sight distances.

Ms. Nelson thanked Mr. Rothman for taking the time to meet with the Planning Commission.

NEW BUSINESS

None

AUDIENCE PARTICIPATION

STAFF COMMENTS

Ms. Nelson noted that the February meeting will also host a speaker from the commercial real estate realm, and noted the joint meeting to be held on February 28. Ms. Nelson asked if the Municipal Authority and Rec Boards could benefit from an invite to the joint meeting. It was agreed that an invite to the other boards would be a good idea. Ms. Wood will check with Ms. Araiza about forwarding the questions she supplied to the Planning Commission to see if they should be sent with the invite to the other Boards.

Mr. Stoner made note of the Cumberland County Planning Department classes to be held on February 28 at 3:00 and 6:00 PM at the Cumberland County Planning office on Allen Road in Carlisle. He stated these are free classes that will address the Subdivision and Land Development Review Process. These are great classes for Planning Commissions and Elected Officials. Ms. Wood will forward the brochure received by the Township today to the Planning Commission in their next meeting packet.

Ms. Nelson welcomed Mr. Rogalski as the new Township Engineer. She looks forward to working with him in the future.

Mr. Rogalski thanked everyone for the warm welcome. He also told the group that he will be bringing Vicki Aycock with him to the next meeting, as she will be assisting with plan reviews and MS4 work. She will also be his back-up if he cannot make it to a meeting for some reason.

ADJOURN

On the motion of Mr. Brymesser, and seconded by Mr. Kuhl, and by unanimous vote of the members it was duly RESOLVED to adjourn the meeting at 8:10 PM.

Respectfully submitted,

Holly Wood
Recording Secretary