MINUTES

SUSQUEHANNA TOWNSHIP WORKSHOP MEETING
BOARD OF COMMISSIONERS FEBRUARY 23, 2017

PUBLIC HEARING

President LYNCH called to order the Public Hearing scheduled for Thursday, February 23, 2017 at 6:00 P.M. to consider the proposed Traditional Neighborhood Development (TND-1) District Amendments to the Susquehanna Township Zoning Ordinance and the Susquehanna Township Subdivision and Land Development Ordinance (SALDO) creating a form-based mixed residential and commercial zone at the Southeast corner of Linglestown Rd. and Progress Ave.

WORKSHOP MEETING

President LYNCH called to order the Workshop Meeting of the Susquehanna Township Board of Commissioners on Thursday, February 23, 2017 at 7:20 P.M. at the Municipal Building, 1900 Linglestown Road, Harrisburg, PA. All Commissioners were present.

President LYNCH stated an Executive Session Meeting was held at 5:30 P.M. to discuss matters permitted by law regarding litigation, personnel and real estate.

ROLL CALL: COMMISSIONERS

Jody Rebarchak
Michael Schubert
Mona Johnson
Frank Lynch
Tom Pyne
Sean Sanderson
Fred Engle
Justin Fleming
Steven Napper

TOWNSHIP PERSONNEL:

David W. Kratzer, Jr. – Township Manager
Bruce D. Foreman, P.C. – Solicitor
Robert C. Grubic, P.E. – Township Engineer
Betsy Logan – Community & Economic Development Director
Jonniene Urban – Administrative Assistant

OTHERS IN ATTENDANCE: Dee Harry, Judith Linder, Lawrence Linder, Michael Andrejco, Frank Chlebnikow, Tonja Jackson, Jimmie Carter, Cheryl Davis, David Tshudy, Steve Delp, David Harrison, Susan Harrison, Tricia Kline, Garry Brinton, Joan Friedlander, Jim Suciu, Barb Twigg, Tom Comitta, Ralph Vartan, Susan Chwan, Doug Chwan, Paul Wambach, Donald Wolf, Kathie Thoas, Jody Yoffe, Pam Oddo, Peter Wambach, Mike Parker, Allan Ausman, JoAnn Curado, Jose L. Echevarria, Scott Mateer, Susan Wolf, Livinia Beserra and Melvin Johnson.

PLEDGE OF ALLEGIANCE:

Pledge of Allegiance was led by Commissioner NAPPER followed by a moment of silence.

PUBLIC COMMENT: None

ORDINANCE 17-04
Amending the Zoning Ordinance to Create Regulations and Procedures for a Traditional Neighborhood Development (TND-1) District

Commissioner SCHUBERT moved to adopt Ordinance 17-04 amending the Zoning Ordinance to create regulations and procedures for a Traditional Neighborhood Development (TND-1) District; Seconded by Commissioner ENGLE.

Commissioner REBARCHAK thanked the Staff and Tom Comitta for their work on the TND-1 and then remarked she cannot support the Ordinance because a hotel is being proposed on the site and she does not think a hotel is a good fit for this area.

Commissioner PYNE thanked Tom Comitta and Ralph Vartan for their work and commitment and he remarked he thinks this project will benefit the community and generate revenue for the Township.

Commissioner PYNE commented the Planning Commission and Tri-County Regional Planning Commission unanimously approved the development of the property.

Motion carried 8-1. Commissioner REBARCHAK opposed.

ORDINANCE 17-05
Amending the SALDO to Create and Provide Design Guidelines for a Traditional Neighborhood Development (TND-1) District

Commissioner SCHUBERT moved to adopt Ordinance 17-05 amending the SALDO to create and provide design guidelines for a Traditional Neighborhood Development (TND-1) District; Seconded by Commissioner ENGLE.

Motion carried 8-1. Commissioner REBARCHAK opposed.
PAXTON CREEK TMDL PLANNING – PHASE 2

DCED Director BETSY LOGAN reported this is Phase 2 of the TMDL requirement to reduce the pollutants in Paxton Creek Watershed.

Director LOGAN remarked the proposal was sent out to numerous companies and five (5) responses were received and reviewed by the Township along with Capital Region Water and Lower Paxton Township.

Director LOGAN commented HRG was also interviewed to answer some questions that were left from the proposal.

Manager KRATZER reported the HRG proposal in conjunction with LandStudies, Inc. was the low responsible and responsive bidder for completion of Phase 2 to meet regulatory obligations.

Manager KRATZER remarked the total cost for Phase 2 is slightly under $150,000.00 and each of the three (3) entities will equally split the cost associated with the preparation which is similar to what was done in Phase 1.

Commissioner FLEMING moved to authorize the Township to engage HRG in conjunction with LandStudies, Inc. for Phase 2 of the Paxton Creek TMDL for 1/3 of the total cost which amounts to $50,000.00; Seconded by Commissioner PYNE and unanimously approved.

Township Engineer GRUBIC thanked the Board and Manager KRATZER for their support.

DISCUSSION ON MEDICAL MARIJUANA ORDINANCE

Solicitor FOREMAN reported the purpose of the Medical Marijuana Ordinance will be for the Township to designate areas where various medical marijuana uses could occur in our zoning.

Solicitor FOREMAN reported the two (2) basic uses are dispensary where sales can take place and grower/processors which means the Township will need to do a Zoning Amendment.

Solicitor FOREMAN reported the Township would then send the Zoning Amendment to the Dauphin County Planning Commission and the Susquehanna Township Planning Commission for their comments and they will have 30-days to report back to the Board.

Solicitor FOREMAN reported at that point a Public Hearing will need to be held on the proposed Zoning Amendment and then the Ordinance could be adopted at the April Board meeting.

Solicitor FOREMAN stated licenses will be issued by the State starting in March and the permitted use for grower/processors will be in the Industrial Zone.

Commissioner REBARCHAK stated if she understands correctly the State will be issuing one license per County.

Commissioner FLEMING remarked he thinks more information and further study is needed.

Commissioner PYNE stated he supports the State approved legislation on medical marijuana.

Manager KRATZER commented there is still some work that needs to be done before this becomes an Ordinance.

Commissioner SCHUBERT moved to submit to the Dauphin County Planning Commission and the Township Planning Commission the Model Ordinance for their comments making sure the proper districts are designated; Seconded by Commissioner ENGLE and unanimously approved.

COMMISSIONER COMMENTS:

Commissioner NAPPER commented he would like to have someone come to a Workshop Meeting to explain how the medical marijuana Ordinance will work.

OTHER BUSINESS: None

ADJOURNMENT:
Commissioner ENGLE moved the Workshop Meeting be adjourned at 7:45 P.M.; Seconded by Commissioner SANDERSON and unanimously approved.

Signed: _____
David W. Kratzer, Jr.
Secretary-Manager