

MINUTES

SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

FEBRUARY 26, 2018
TIME: 6:00 P.M.

Chairman Frank Chlebnikow called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, February 26, 2018 at 6:00 P.M. at the Municipal Building, 1900 Linglestown Road, Harrisburg, PA 17110.

ROLL CALL: COMMISSION MEMBERS

Frank Chlebnikow
Mitchell Kemp
Jonathan Bowser – Excused
James McGraw
Kerry Wilson
Delonne Wilbourn
Brian Moore

TOWNSHIP PERSONNEL

Mark G. Wendaur, Esquire
Robert C. Grubic, P.E.
Commissioner Gary Rothrock
Jerry Duke, TCRPC
DCED Director Betsy Logan
Zoning Officer Michael Rohrer
Recording Secretary Jonniene Urban

OTHERS IN ATTENDANCE: Robert Shaffer, Richard Angino, Jeremy Brown, Ralph Vartan, Nicole Conway, David Tshudy, John Dietrich, Jody Kraby, Catherine Prince and Bill Schnoor.

Chairman Chlebnikow welcomed the new Planning Commission member Brian Moore and Attorney Mark Wendaur and remarked he is looking forward to working with both of them.

PLEDGE OF ALLEGIANCE: Pledge of Allegiance was led by Chairman Chlebnikow.

PUBLIC COMMENT/GUEST RECOGNITION: None

APPROVAL OF MINUTES:

Regular Meeting
January 22, 2018

James McGraw moved the minutes of the Regular Meeting held on January 22, 2018 be approved as published; Seconded by Kerry Wilson and unanimously approved.

SUBDIVISION AND LAND DEVELOPMENT PLANS:

RICHARD C. ANGINO (SL-18-02) – A FINAL SUBDIVISION PLAN FOR THE PURPOSE OF SUBDIVIDING ONE EXISTING 3.062 ACRE PARCEL INTO TWO (2) SEPARATE LOTS. EACH LOT WILL HAVE ITS OWN EXISTING OFFICE BUILDING. THE PROPERTY IS LOCATED AT 4503 NORTH FRONT STREET AND IS ZONED COL, COMMERCIAL – OFFICE - LIMITED.

Richard C. Angino, owner of 4503 North Front Street presented to the Planning Commission members a Final Subdivision Plan for the purpose of subdividing one existing 3.062 acre parcel into two (2) separate lots with each lot having its own existing office building. The property is located at 4503 North Front Street and is zoned COL, Commercial-Office-Limited.

Mr. Angino commented each office building is served by public sewer and water.

Mr. Angino remarked shared parking access is proposed since the majority of parking is located in the rear of the existing property.

Mr. Angino explained the large parking area is accessed off of Millers Lane which provides 75 additional spaces for both buildings.

Mr. Angino informed the members there is NO new development proposed for the Plan.

Mr. Angino stated he is requesting the following waivers:

- 1) Waive the Preliminary Plan Procedure.
- 2) Waive the Monuments and Markers.
- 3) Waive the Curbs.
- 4) Waive the Sidewalks.
- 5) Waive the Street Width.

Township Engineer Grubic reviewed the Administrative, Required Agency Approvals, Administrative Items, Stormwater Management, Subdivision/Land Development and Zoning comments with Mr. Angino.

Jerry Duke of Tri-County Regional Planning Commission remarked he had no additional Dauphin County comments.

Chairman Chlebnikow stated Township Staff reviewed the Plan and recommends the following waivers:

- 1) Waive the Preliminary Plan Procedure.
- 2) Waive the Monuments and Markers.
- 3) Waive the Street Width.

Chairman Chlebnikow remarked Staff recommends the waiver of curbs with the condition that curbing along the radius of the access drive be installed.

Chairman Chlebnikow commented Staff also recommends that the sidewalk waiver be denied until detailed justification is provided for both Front Street and Millers Lane since 4411 N. Front Street, 4423 N. Front Street and 4701 N. Front Street were all required to install sidewalks.

James McGraw moved to Table Action on the Plan until the March 26, 2018 meeting; Seconded by Kerry Wilson and unanimously approved.

SUSQUEHANNA UNION GREEN (SL-17-03) – A PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLAN FOR THE PURPOSE OF DEVELOPING A 58-ACRE TRACT ON THE SOUTHEAST CORNER OF LINGLESTOWN ROAD AND PROGRESS AVENUE. THE PLAN WILL BE A TRADITIONAL NEIGHBORHOOD DEVELOPMENT WITH COMMERCIAL, RETAIL, RESTAURANT AND HOTEL USES. THE PLAN WILL ALSO CONTAIN SINGLE FAMILY DWELLINGS AS WELL AS A SENIOR LIVING/RETIREMENT CENTER.

DCED Director Betsy Logan reported the Township has been working with the Vartan Group for the past several months on their design guidelines for the TND as well as the Land Development Plan.

Director Logan reported the Design Review Committee has met 5 times to discuss the Susquehanna Union Green Design and a meeting summary is included in each member's packet.

Director Logan reported the Township also had 3 meetings with the applicant and Township Engineer to review the Land Development Plan and related comments.

Director Logan reminded the members this is a Preliminary Plan and NOT a Final Land Development Plan.

Director Logan stated TND Zoning requires the following:

- 1) Regulating Plan
- 2) Public Realm Plan
- 3) Streetscape Plan
- 4) Landscape Plan
- 5) Phasing Plan

Director Logan remarked the Design Review Committee reviewed the plans and design guidelines and found them to be consistent with the intent and requirements of the TND.

Township Engineer Grubic reviewed with the members the applicant's four (4) Waiver Requests, Required Agency Approvals, Stormwater Management, Subdivision/Land Development and Traffic comments.

Jerry Duke of Tri-County Regional Planning Commission remarked he had no additional Dauphin County comments.

Ralph Vartan, CEO of the Vartan Group informed the members the mission of the project is to create a walkable pedestrian-oriented town center style development.

Mr. Vartan remarked the development is envisioned to create a community focal point for the Township.

Mr. Vartan commented the latest request waiver is the preliminary greenway and open space lands and the common facilities ownership and maintenance plan.

Mr. Vartan stated the artful site design makes use of the natural topography to protect ecologically sensitive areas.

Mr. Vartan informed the members there will be a bike and pedestrian path that goes all the way along Progress Avenue and Linglestown Road.

Mr. Vartan stated the Plan has 33% green space and 8% of the site is dedicated to public parks.

Chairman Chlebnikow asked it is his understanding that sidewalk that is not being installed is actually going to be turned into trails and other connections within the development and Director Logan stated that is correct.

Mr. Vartan remarked maintenance of privately owned property such as parking lots and buildings is the responsibility of the owners of the property.

Mr. Vartan commented all the building owners will pay an assessment towards the commercial association and that association will be charged with the upkeep such as trash bills and utility bills.

Mr. Vartan informed the members there will be a commercial and a residential association that are both members of a master association.

James McGraw moved to approve the deferment of the following waiver:

1) Requiring the designation of parcels of land intended to be dedicated.

Seconded by Kerry Wilson and unanimously approved.

Kerry Wilson moved to approve the following waiver:

1) Requiring clear sight triangles in accordance with SALDO Exhibit 6.

Seconded by James McGraw and unanimously approved.

Kerry Wilson moved to approve the following waiver:

1) Requiring street sections in accordance with the design guidelines.

Seconded by James McGraw and unanimously approved.

James McGraw moved to approve the following waiver:

1) Requiring sidewalks on both sides of the street along a portion of Hawthorne Circle.

Seconded by Delonne Wilbourn and unanimously approved.

Kerry Wilson moved to recommend approval of the Preliminary Subdivision and Land Development Plan to the Board of Commissioners contingent on the approval of the following condition:

1) All comments provided by Township Staff, Township Engineer, TCA, Inc. and Dauphin County Planning Commission are addressed.

Seconded by Delonne Wilbourn and unanimously approved.

Chairman Chlebnikow stated this Preliminary Subdivision and Land Development Plan will not go to the Board until the comments are addressed to the satisfaction of Staff.

OLD BUSINESS: None

NEW BUSINESS: None

COMMUNICATIONS:

Susquehanna Township's Comprehensive Plan Update

DCED Director Betsy Logan reported the first meeting of the Citizens Advisory Committee will be held Wednesday, February 28, 2018 and members from each Ward will be present as well as some developer representatives.

Director Logan remarked this meeting will be the "kickoff" meeting to start the process and from there the Township will have multiple public outreach efforts and focus groups to get a prospective on where the Township needs to go.

Director Logan commented the Township's representative on the Citizens Advisory Committee is James McGraw of our Planning Commission.

Director Logan stated the Township's goal is to have the Comprehensive Plan completed by April or May of 2019.

Tri-County Regional Planning Commission Update

Jerry Duke of Tri-County Regional Planning Commission informed the members the Drone Parking Study is ongoing.

Mr. Duke remarked the TCRPC Staff has started a draft to put the numbers together and a meeting will be held this week with himself, Director Logan and a representative from Shippensburg University to put a paper together to present to this year's APA.

Planning Commission Members Comments – None

ADJOURNMENT:

Kerry Wilson moved the meeting be adjourned at 7:50 P.M.; Seconded by Mitchell Kemp and unanimously approved.

Respectfully submitted,

Jonniene Urban
Recording Secretary