

MINUTES

SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

JANUARY 22, 2018
TIME: 6:00 P.M.

Chairman Frank Chlebnikow called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, January 22, 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
James McGraw
Kerry Wilson
Delonne Wilbourn

TOWNSHIP PERSONNEL

Bruce D. Foreman, P.C.
Robert C. Grubic, P.E.
Jerry Duke, TCRPC
Zoning Officer Michael Rohrer
DCED Director Betsy Logan
Recording Secretary Jonniene Urban

OTHERS IN ATTENDANCE: Tim Mellott and Mark Wendaur.

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

REORGANIZATION:

Chairman Frank Chlebnikow turned the Chair over to Solicitor Foreman for the purpose of conducting the Reorganization of the Planning Commission for 2018 which requires the selection of a Chairman and a Vice Chairman.

Chairman

Solicitor Foreman requested nominations for the position of Chairman. James McGraw nominated Frank Chlebnikow for the position of Chairman; Seconded by Mitchell Kemp. The reappointment of Frank Chlebnikow as Chairman was unanimously approved.

Chairman Chlebnikow thanked the members for their show of support and commented the Planning Commission had a busy year last year which he expects will continue this year.

Solicitor Foreman then turned the Chair over to Chairman Frank Chlebnikow.

Vice Chairman

Solicitor Foreman requested nominations for the position of Vice Chairman. Jonathan Bowser nominated Kerry Wilson for the position of Vice Chairman; Seconded by James McGraw. The reappointment of Kerry Wilson as Vice Chairman was unanimously approved.

Vice Chairman Wilson thanked the Planning Commission members for their support.

PUBLIC COMMENT/GUEST RECOGNITION:

Solicitor Foreman introduced his Associate Attorney Mark Wenda to the Planning Commission members.

APPROVAL OF MINUTES:

Regular Meeting
November 27, 2017

Jonathan Bowser moved the minutes of the Regular Meeting held on November 27, 2017 be approved as published; Seconded by Kerry Wilson and unanimously approved.

SUBDIVISION AND LAND DEVELOPMENT PLANS:

IONOFF ROAD (SL-18-01) – A FINAL SUBDIVISION PLAN FOR THE PURPOSE OF SUBDIVIDING ONE EXISTING 4.15 ACRE PARCEL INTO THREE SINGLE FAMILY DWELLING LOTS. THE PROPERTY IS LOCATED ON THE NORTH SIDE OF IONOFF ROAD BETWEEN BUXTON ROAD AND BONITA COURT. THE PROPERTY IS ZONED R-1, LOW DENSITY RESIDENTIAL.

Tim Mellott of Mellott Engineering, Inc. presented to the Planning Commission members a Final Subdivision Plan for the purpose of subdividing one existing 4.15 acre parcel into three single family dwelling lots located on the North side of Ionoff Road between Buxton Road and Bonita Court which is zoned R-1, Low Density Residential.

Mr. Mellott stated all three properties will be accessed from Ionoff Road and will be served by public sewer and water.

Mr. Mellott commented the applicant is requesting the following waivers:

- 1) Waive the Preliminary Plan requirement.
- 2) Waive the posting of financial security for the public improvements which are street trees and sidewalk installations.

Township Engineer Grubic reviewed the Administrative, Required Agency Approvals and Subdivision/Land Development items with Mr. Mellott.

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

Township Staff also had no additional comments.

James McGraw moved to approve the following waiver:

- 1) Waive the Preliminary Plan requirement.

Seconded by Mitchell Kemp and unanimously approved.

Jonathan Bowser moved to approve the following waiver:

- 1) Waive the posting of financial security prior to Plan recording; however,
 - a. No Occupancy Permit for the homes will be issued until street trees and sidewalk are installed along the frontage of the lots and along the North side of Ionoff Road for approximately 100 feet East of the tract to connect to the existing sidewalk.
 - b. The developer shall contact the Paxton Crossing Homeowner's Association prior to installation of the sidewalk extension.
 - c. The developer or builder shall install storm water management facilities in accordance with Township Ordinances for all 3 lots prior to the issuance of Occupancy Permits.

Seconded by Kerry Wilson and unanimously approved.

Jonathan Bowser moved to recommend approval of the Plan to the Board of Commissioners contingent on the approval of the following conditions:

- 1) Provide a copy of the signed Sewage Planning Module Revision or Exemption request.
- 2) Provide letter of intent to serve or agreements with all applicable utilities and authorities including sewer service.
- 3) Extend proposed sidewalk to meet existing sidewalk on Ionoff Road.
- 4) Satisfied all remaining HRG, Dauphin County and Township Staff comments.

Seconded by Mitchell Kemp 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.

Chairman Chlebnikow informed the Planning Commission members the developer has requested the Plan be Tabled.

OLD BUSINESS: None

NEW BUSINESS: None

COMMUNICATIONS:

Susquehanna Township's Comprehensive Plan Update

DCED Director Betsy Logan reported the Township has selected Michael Baker International to do the Comprehensive Plan and a first drive thru of the Township has been planned for Wednesday.

Director Logan remarked the Township is working to formalize a Citizens Advisory Committee who will be the "steering committee" for the Comprehensive Plan.

Director Logan commented the goal is to have the Comprehensive Plan completed by April, 2019 and the first phase will be the public comment process.

Director Logan stated the Township is working on a web-site as well as having a logo for it and coming up with a name and so far the name that has come up is "Sustainable Susquehanna."

Director Logan reported the CAC will consist of a group of 10-15 people which will include representation from area developers, Dauphin County Planning Commission and the Township Planning Commission.

Director Logan remarked Jerry Duke of TCRPC has agreed to be on the Citizens Advisory Committee.

Frank Chlebnikow moved to appoint James McGraw to the Citizens Advisory Committee; Seconded by Jonathan Bowser and unanimously approved.

Director Logan commented the Township did receive a \$40,000.00 Grant and the Township is hoping to hear back whether or not a DCED Grant for \$50,000.00 will be awarded as well which would cover all but \$10,000.00 of the cost of the Comprehensive Plan.

Tri-County Regional Planning Commission Update

Jerry Duke of Tri-County Regional Planning Commission informed the members the Regional Transportation Plan will be starting soon and a flyer on the Plan is posted on the bulletin board in the hallway and then stated for more information visit their web-site at www.tcrpc-pa.org/rtp.

Mr. Duke remarked TCRPC will be hosting a PMPEI Session in Swatara Township on March 15th, 22nd and 29th on Zoning Administration and if anyone would like to attend the sign-up form can be found on their web-site.

Mr. Duke stated the TIP public comment period will be held in May and more information on it can be found in the HATS section of their web-site to post comments.

Mr. Duke commented the Annual Building Report notices will be sent out shortly asking for information on the Township's permits activity.

Mr. Duke remarked under the MPC every Planning Commission is to make an annual report to their governing body and an easy template will be placed on their web-site for Planning Commissions to follow.

Mr. Duke reported on May 3, 2018 the TCRPC will hold a luncheon at the Sheraton Harrisburg-Hershey Hotel on Lindle Road and TCRPC has planned a speaker from the University of Michigan talk to the individuals attending.

Mr. Duke reported Shippensburg University did a drone parking calculations survey on Black Friday around Noon at the Shoppes at Susquehanna Marketplace and various other parking lots in the Township.

Mr. Duke stated the survey found a majority of the parking lots have vacant parking spaces between 20%-50% which means there are excess parking spaces in many lots.

Frank Chlebnikow reported he has been re-appointed to the Regional Planning Commission.

Director Logan stated the Township had 3 Design Review Committee meetings with Susquehanna Union Green and the committee is getting closer to an end product but there are still a lot of comments that need to be addressed.

Director Logan remarked the Township has requested the Plan continue to be Tabled until the number of pages of comments is significantly reduced.

Director Logan commented the Sewer Authority Engineer GHD has the Sewer Module and she knows there is an issue related to whether or not there is enough capacity to support the development and she remarked the developer is well aware of the issue and the developer is working through it with the DEP.

Planning Commission Members Comments – None

ADJOURNMENT:

Kerry Wilson moved the meeting be adjourned at 6:45 P.M.; Seconded by James McGraw and unanimously approved.

Respectfully submitted,

Jonniene Urban
Recording Secretary