

## **MINUTES**

### **SUSQUEHANNA TOWNSHIP PLANNING COMMISSION**

**JULY 23, 2018**  
**TIME: 6:00 P.M.**

Chairman Frank Chlebnikow called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, July 23, 2018 at 6:00 P.M. at the Municipal Building, 1900 Linglestown Road, Harrisburg, PA 17110.

#### **ROLL CALL: COMMISSION MEMBERS**

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

#### **TOWNSHIP PERSONNEL**

Mark G. Wendaur, Esquire  
Robert C. Grubic, P.E.  
Andrea Viazanko, TCRPC  
Jerry Duke, TCRPC  
DCED Director Betsy Logan  
Zoning Officer Michael Rohrer  
Recording Secretary Jonniene Urban  
Joshua Chast

**OTHERS IN ATTENDANCE:** None

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

**PUBLIC COMMENT:** None

#### **APPROVAL OF MINUTES:**

Regular Meeting  
June 25, 2018

James McGraw moved the minutes of the Regular Meeting held on June 25, 2018 be approved as published; Seconded by Jonathan Bowser.

Motion carried 5-0. Chairman Chlebnikow abstained.

**SUBDIVISION AND LAND DEVELOPMENT PLANS:** None

#### **NEW BUSINESS:**

##### **Presentation on Drone Parking Study – Tri-County Planning Commission**

Andrea Viazanko of Tri-County Regional Planning Commission along with Jerry Duke of Tri-County Regional Planning Commission informed the Planning Commission members she and Jerry are proposing to revise the Parking Ordinance for the Township.

Ms. Viazanko commented one of the revisions proposed is to change the Ordinance from parking minimums to parking maximums which would reduce the amount of land to develop into impervious surface which contributes to storm water run-off issues.

Mr. Duke stated Tri-County Regional Planning Commission worked with Shippensburg University who owns a drone which was used on Black Friday to take pictures of the cars parked at Shoppes of Susquehanna Marketplace and the parking lot was only 80% full.

Ms. Viazanko reported the average percentage of cars parked in the fast food restaurant lots of Arby's, McDonalds and Wendy's on Black Friday was 33%.

Ms. Viazanko remarked the parking lot at PSECU that afternoon was only 49% parked.

Chairman Chlebnikow stated his goal ideas for the revised Parking Ordinance are:

- 1) Over parked parking lots should be redeveloped the best way they can.
- 2) Reduction of stormwater management and MS-4 improvements.
- 3) Greening of parking lots.
- 4) Expansion of square footage of end user.
- 5) Don't make the revised Ordinance become complicated and convoluted to implement.

Chairman Chlebnikow agreed with Mr. Duke that the general consensus is to keep moving forward.

## **OLD BUSINESS:**

### **Bee and Chicken Keeping Draft Ordinance Amendment (Zoning)**

DCED Director Betsy Logan reported this Draft Ordinance was originally prepared by students from the Widener University Law School.

Director Logan commented she removed information that did not need to be in the Ordinance as far as insurance requirements, annual permitting and making sure individuals have the proper education.

Director Logan remarked an addition to the Ordinance will allow for the non-commercial keeping of livestock that would allow larger animals such as horses, cattle, llamas, alpacas, mules, hogs, swine, sheep, goats, poultry, rabbits, birds and exotic wildlife.

Chairman Chlebnikow informed Director Logan he would like an addition placed in the Ordinance that NO free-range chickens are allowed in people's backyards.

Director Logan asked the Planning Commission members to think about the maximum number of large animals that would be allowed in the appropriate Zoning Districts and include that number in the Ordinance.

### **Miscellaneous Zoning Ordinance Amendments**

Director Logan reported to Planning Commission members Commissioner Rothrock had some concerns about the fact that open air markets and composting were on a separate piece of paper than the schools so she combined them.

Director Logan remarked also a couple of definitions were added as far as corner lots and Right-of-Ways.

Director Logan commented an Amendment was also added about having a higher fence if a property is a corner lot as long as it is not obstructing the site triangle.

### **Plan Review Procedures and Requirements (Subdivision and Land Development)**

Director Logan informed the Planning Commission members NO SALDO changes were made to the plan review procedures and requirements since the last meeting.

Director Logan reported to the Planning Commission members the plan expands the process from 17-days to 28-days which allows the Township the ability to reject a plan if it is incomplete or it does not meet zoning requirements.

Director Logan remarked the plan also requires a Staff meeting to review the plan with the applicant before going to the Planning Commission.

Director Logan stated another change being made is to the number of plans required for submission and an electronic pdf must also be provided.

## **COMMUNICATIONS:**

### **Susquehanna Township's Comprehensive Plan Update**

Director Logan informed the members not a lot has occurred since the last Planning Commission meeting.

Director Logan remarked right now work is being done on drafting the text.

Director Logan commented the committee met and discussed the top three (3) top priorities for the Township.

### **Tri-County Regional Planning Commission Update**

Jerry Duke of Tri-County Regional Planning Commission updated the members on the Regional Transportation Plan.

Mr. Duke stated the Regional Transportation Plan draft is now open for public review and comments.

Mr. Duke remarked the Plan is available on their web-site and a form is available on-line for any public comments.

Mr. Duke reported the Plan is to be adopted in December.

### **Planning Commission Members Comments:**

DCED Director Logan informed the Planning Commission members the Township is expecting to get plan submittal in September or October for the 1<sup>st</sup> phase of the Vartan project and the Final Traffic Impact Study was sent to PennDOT.

## **ADJOURNMENT:**

Kerry Wilson moved the meeting be adjourned at 7:20 P.M.; Seconded by Mitchell Kemp and unanimously approved.

Respectfully submitted,

Jonniene Urban  
Recording Secretary