

MINUTES

SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

JUNE 25, 2018
TIME: 6:00 P.M.

Vice Chairman Kerry Wilson called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, June 25, 2018 at 6:00 P.M. at the Municipal Building, 1900 Linglestown Road, Harrisburg, PA 17110.

ROLL CALL: COMMISSION MEMBERS

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

TOWNSHIP PERSONNEL

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

OTHERS IN ATTENDANCE: Daniel Sharer, Matthew Harlow, Dallas Stahlman, Brad Bechtel and Alexa Korber.

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

PUBLIC COMMENT: None

APPROVAL OF MINUTES:

Regular Meeting
March 26, 2018

Mitchell Kemp moved the minutes of the Regular Meeting held on March 26, 2018 be approved as published; Seconded by James McGraw and unanimously approved.

SUBDIVISION AND LAND DEVELOPMENT PLANS:

SARA LINDEMUTH ELEMENTARY SCHOOL-FINAL LAND DEVELOPMENT PLAN FOR THE PURPOSE OF INSTALLING A MODULAR CLASSROOM STRUCTURE CONTAINING EIGHT ADDITIONAL CLASSROOMS. THE PROPERTY IS LOCATED AT 1201 N. PROGRESS AVENUE AND IS ZONED R-2, MEDIUM DENSITY RESIDENTIAL.

Matthew Harlow of ELA Group, Inc. presented to the Planning Commission members a Final Land Development Plan for the purpose of installing a modular classroom structure containing eight additional classrooms for the property located at 1201 N. Progress Avenue which is zoned R-2, Medium Density Residential.

Mr. Harlow stated he is working with the School District on both the Sara Lindemuth and Thomas Holtzman projects.

Mr. Harlow commented since the structure exceeds 2,000 square feet in area Land Development Plans are required.

Mr. Harlow presented a brief description of the project along with requests for modifications and waivers of certain sections of the Subdivision/Land Development Ordinance.

Mr. Harlow informed the Planning Commission members the School District is proposing to install the modular classroom unit behind the existing elementary school.

Mr. Harlow reported the 39.8 acre property is located on the Northeast corner of Progress Avenue and Elmerton Avenue.

Mr. Harlow reported the 7,800 square foot modular classroom will provide much needed additional classroom space which will reduce the student per classroom ratio and permit the existing building to be utilized more efficiently.

Mr. Harlow stated there will be two (2) means of ADA compliant access and one (1) will be covered plus no changes are proposed regarding vehicle access or parking.

Township Engineer Grubic reviewed the seven (7) Waiver Requests, Required Agency Approvals, Administrative Items, Stormwater Management and Subdivision/Land Development comments with Mr. Harlow.

Alexa Korber of Tri-County Regional Planning Commission reviewed the Dauphin County comments with Mr. Harlow.

DCED Director Betsy Logan discussed Staff comments and recommendations with the Planning Commission.

Board of Commissioners President Frank Lynch asked the Planning Commission to NOT recommend the waiver of sidewalks on Elmerton Avenue in front of the High School.

Jonathan Bowser moved to approve the following waivers:

- 1) §22-404. Preliminary Plan Procedures
- 2) §22-407.1.A Plan Scale
- 3) §22-407.1.A Paragraphs (1), (2), (3), (13), (14), (15), and (16) Survey Related Data
- 4) §22-407.A.(20)(J) Existing Resources and Site Impact Analysis
- 5) §22-407.A.(20)(K) Resource Impact and Conservation District
- 6) §22-1102. Monuments and Markers

Seconded by Mitchell Kemp and unanimously approved.

James McGraw moved to **DENY** the waiver of:

- 1) §22-1107. Sidewalks and recommended sidewalks be installed within one year of the certification of occupancy issuance per an agreement with the Township.

Seconded by Mitchell Kemp and unanimously approved.

Delonne Wilbourn moved to **DENY** the waiver of:

- 1) §22-1009.3.A(1) Street Trees and recommended a modification of the request to allow a larger separation between the trees per an agreement with the Township.

Seconded by Mitchell Kemp and unanimously approved.

James McGraw moved to recommend approval of the Plan to the Board of Commissioners contingent on the approval of the following condition:

- 1) Satisfy the remaining HRG, Dauphin County, and Township Staff comments.

Seconded by Mitchell Kemp and unanimously approved.

THOMAS HOLTZMAN ELEMENTARY SCHOOL – A FINAL LAND DEVELOPMENT PLAN FOR THE PURPOSE OF INSTALLING A MODULAR CLASSROOM STRUCTURE CONTAINING FOUR ADDITIONAL CLASSROOMS. THE PROPERTY IS LOCATED AT 1910 LINGLESTOWN ROAD AND IS ZONED BOR, BUSINESS-OFFICE-RESIDENTIAL.

Matthew Harlow of ELA Group, Inc. presented to the Planning Commission members a Final Land Development Plan for the purpose of installing a modular classroom structure containing four additional classrooms for the property located at 1910 Linglestown Road which is zoned BOR, Business-Office-Residential.

Mr. Harlow commented this structure exceeds 2,000 square feet in area so Land Development Plans are required.

Mr. Harlow presented a brief description of the project along with requests for modifications and waivers of certain sections of the Subdivision/Land Development Ordinance.

Mr. Harlow informed the Planning Commission members the School District is proposing to install the modular classroom unit on the existing open paved play area at the Eastern side of the elementary school.

Mr. Harlow stated the 10.77 acre property is located on the Northwest corner of Linglestown Rd. and Crooked Hill Rd.

Mr. Harlow reported the 4,131 square foot modular classroom is needed in order to reduce the student classroom ratio and permit the existing building resources to be utilized more efficiently.

Mr. Harlow stated there will be two (2) means of ADA compliant access and one (1) will be covered and no changes are proposed regarding vehicle access or parking.

Mr. Harlow commented there is an existing sidewalk along Crooked Hill Road; however, there is NO sidewalk along Linglestown Road.

Township Engineer Grubic reviewed the seven (7) Waiver Requests, Administrative Items and Subdivision/Land Development comments with Mr. Harlow.

Alexa Korber of Tri-County Regional Planning Commission reviewed the Dauphin County comments with Mr. Harlow.

DCED Director Betsy Logan discussed Staff comments and recommendations with the Planning Commission.

James McGraw moved to approve the following waivers:

- 1) §22-404. Preliminary Plan Procedures
- 2) §22-407.1.A Paragraphs (1), (2), (3), (13), (14), (15), and (16) Survey Related Data
- 3) §22-407.A.(20)(J) Existing Resources and Site Impact Analysis
- 4) §22-407.A.(20)(K) Resource Impact and Conservation District
- 5) §22-1102. Monuments and Markers
- 6) §19-301. General Requirements for Storm Water Management

Seconded by Brian Moore and unanimously approved.

James McGraw moved to **DENY** the waiver of:

- 1) §22-1107. Sidewalks and recommended sidewalks be installed within one year of the certification of occupancy issuance per an agreement with the Township.

Seconded by Mitchell Kemp and unanimously approved.

Jonathan Bowser moved to **DENY** the waiver of:

- 1) §22-1009.3.A(1) Street Trees and recommended a modification of the request to allow a larger separation between the trees per an agreement with the Township.

Seconded by Mitchell Kemp and unanimously approved.

James McGraw moved to recommend approval of the Plan to the Board of Commissioners contingent on the approval of the following condition:

- 1) Satisfy the remaining HRG, Dauphin County, and Township Staff comments.

Seconded by Mitchell Kemp and unanimously approved.

OLD BUSINESS:

BEE AND CHICKEN KEEPING DRAFT ORDINANCE AMENDMENT

DCED Director Betsy Logan informed the members this Draft Ordinance will allow for the non-commercial keeping of bees and chickens.

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

Director Logan asked the members to review the Draft Ordinance and see if they have any suggestions.

Director Logan commented she thinks there is still some work that needs to be done on it regarding pets and the number of pets you can have and what type of pets they are.

NEW BUSINESS: DRAFT ORDINANCE AMENDMENTS

COMPOSTING AND OPEN AIR MARKETS

Director Logan remarked this Ordinance allows for a yard waste composting facility specifically in an Industrial Zone.

Director Logan commented this Ordinance would also allow retail use of the compost so it could be re-sold at the same facility.

Director Logan stated this Ordinance allows for open air markets such as a farmers market because the Township does not have that use in the Ordinance.

Director Logan informed the members open air markets would be allowed in the CN, BOR, CH, MU-1 and TND.

ELEMENTARY & SECONDARY SCHOOLS

Director Logan informed the members she met with Matt Harlow from the ELA Group, Inc. regarding new sites for development by the School District.

Director Logan explained to the members currently the Zoning Ordinance limits what the School District can do long term on the limited amount of land left for development in the Township.

Director Logan discussed with the members the setback requirements and the parking changes for elementary and secondary schools.

PLAN REVIEW PROCEDURES AND REQUIREMENTS

Director Logan informed the members currently the Township has only 17 days from submittal to review plans before they go to the Planning Commission.

Director Logan remarked a revised plan review and approval process would allow more time in between to review plans before they go to the Planning Commission.

Director Logan commented another recommendation would be to have plan review staff meetings that would include the School District if the plan was related to residential, fire, engineering, sewer and Dauphin County.

Director Logan stated other changes that need to be made include submittal of plans on 11" x 17" paper.

Director Logan remarked also there are no requirements for digital plans or record drawings.

COMMUNICATIONS:

Susquehanna Township's Comprehensive Plan Update

Director Logan informed the members the Township had an Open House on Wednesday, June 13, 2018 regarding Sustainable Susquehanna 2030 at Fort Hunter and about 50 people attended the event.

Director Logan reported the survey is now closed and the Township should be getting the results this week for the Citizens Advisory Committee to review.

Director Logan stated about 400 responses were received.

Tri-County Regional Planning Commission Update

Alexa Korber of Tri-County Regional Planning Commission updated the members on the 2040 HATS Regional Transportation Plan.

Ms. Korber reported the plan has been released for public comment and it is 100% on-line.

Ms. Korber presented a brief overview of the 2018 Dauphin County Return on Environment Study which she and John Rogers from Keystone Conservation Trust put together.

Planning Commission Members Comments:

Brad Bechtel of 4732 Mountain View Road informed the members he is in favor of the use of chickens in the Conservation District.

Mr. Bechtel stated chickens can be used to help cut down on ticks and to scratch up the surface which would allow natural things to grow.

Zoning Officer Michael Rohrer informed Mr. Bechtel to submit any suggestions he may have on chicken keeping.

ADJOURNMENT:

Jonathan Bowser moved the meeting be adjourned at 7:45 P.M.; Seconded by Mitchell Kemp and unanimously approved.

Respectfully submitted,

Jonniene Urban
Recording Secretary