

MINUTES

SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

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

Chairman Frank Chlebnikow called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, March 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
Brian Moore – Excused
Jonathan Bowser – Excused
Delonne Wilbourn – Excused
James McGraw
Kerry Wilson

TOWNSHIP PERSONNEL

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

OTHERS IN ATTENDANCE: Robert E. Shaffer, Jr., Richard C. Angino, Jody Kraby and Patty Smith.

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

PUBLIC COMMENT: None

APPROVAL OF MINUTES:

Regular Meeting
February 26, 2018

James McGraw moved the minutes of the Regular Meeting held on February 26, 2018 be approved as published; Seconded by Mitchell Kemp 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 updated the Planning Commission members on the 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 his property was built in 1979 and an addition was built in 1986 which was approved.

Mr. Angino remarked another building was built in 1989 and an addition to the front building was built in 1995 and again the additions were approved.

Mr. Angino stated there is nothing before the members today that gives them any authority to require that he do anything because he is not building or adding anything; all he is doing is dividing a property.

Mr. Angino informed the members in the legal world there is something called "Grandfathered In" and if a property owner has been approved the Planning Commission can't now say they want him to install sidewalks because the sidewalks on the front of this building would go through brick pillars and the Planning Commission can't make him put sidewalk through his brick pillars and his law firm sign.

Mr. Angino informed the members there is no way legally the Planning Commission can require that he put in a sidewalk so he is taking a legal position.

Township Engineer Grubic reviewed the Administrative Items and the Stormwater Management comments with Mr. Angino.

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

DCED Director Betsy Logan remarked all her comments from the previous memo have been addressed; however, Staff recommends sidewalk is required on N. Front Street.

Township Engineer Robert Grubic informed the members when a lot is subdivided sidewalks are required.

Commissioner Jody Rebarchak remarked she supports sidewalks be installed in front of the property because another law firm Crisp Associates located at 4031 N. Front Street did put in sidewalks even though there was no new construction.

Mr. Angino remarked the installation of sidewalks on N. Front Street would cost between \$4,000.00 and \$6,000.00.

Mr. Angino informed the Planning Commission members if the Township requires he install sidewalks along his N. Front Street property; the Township will be in court.

James McGraw moved to approve the following waiver:

- 1) Waive the Preliminary Plan requirement.

Seconded by Mitchell Kemp and unanimously approved.

Kerry Wilson moved to approve the following waiver:

- 1) Waive the requirement for markers and monuments.

Seconded by James McGraw and unanimously approved.

Mitchell Kemp moved to approve the following waiver:

- 1) Waive the requirement for street width.

Seconded by James McGraw and unanimously approved.

Kerry Wilson moved to approve the following waiver:

- 1) Waive the requirement for curbs.

Seconded by Mitchell Kemp and unanimously approved.

James McGraw moved to approve the following waiver:

- 1) Waive the requirement for sidewalk on Millers Lane.

Seconded by Mitchell Kemp.

Motion carried 3-1. Kerry Wilson opposed.

James McGraw moved to DENY the request to:

- 1) Waive sidewalks on N. Front St.

Seconded by Kerry Wilson and unanimously approved.

Mitchell Kemp moved to recommend approval of the Plan to the Board of Commissioners contingent on the approval of the following conditions:

- 1) Provide a letter from Dauphin County Conservation District approving the Erosion and Sedimentation Control Plan.
- 2) Provide Ownership and Management requirements on the Plan for the shared access drives and shared parking areas.
- 3) Satisfy all remaining HRG, Dauphin County and Township Staff comments.

Seconded by Kerry Wilson and unanimously approved.

TEXT AMENDMENT – BREW PUBS AND MICROBREWERY USES

DCED Director Betsy Logan informed the members before them is an Ordinance Amendment to allow for the establishment of breweries, distilleries and wineries that would be allowed in the General Industrial Zone.

Director Logan reported brew pubs, microbreweries, micro distilleries and micro wineries would be allowed in the Commercial Neighborhood District, Commercial Highway District, Mixed Use-1 District, Mixed Use-2 District and the TND-1 District.

Director Logan reported the Ordinance Amendment also includes requirements for parking for all the uses as well as loading and unloading for a brewery, distillery or winery.

Mitchell Kemp moved to approve the Ordinance Amendment to allow the establishment of a brewery, distillery, winery, brew pubs, microbrewery, micro distillery and micro winery uses in certain Zoning Districts.

Seconded by Kerry Wilson and unanimously approved.

BEE AND CHICKEN KEEPING DRAFT ORDINANCE

DCED Director Logan informed the members before them is a Draft Ordinance and one of the issues Staff has been dealing with is allowing bees and allowing urban keeping of chickens on lots that are not large lots.

Director Logan reported Staff worked with Widener University Law School last semester and the students prepared this draft Ordinance which is close to be ready to adopt but still needs some work.

OLD BUSINESS: Follow Up on Sidewalk Closure at PEMA

DCED Director Logan reported to the members the reason the sidewalk was closed at the PEMA building was for emergency purposes.

Director Logan informed the members she will follow up on the issue and report back to them.

Township Engineer Grubic informed the members on March 15, 2018 HRG opened bids for the construction of the Union Deposit sidewalk connector between Shield Street and Sheetz at the Lower Paxton line.

Engineer Grubic reported the low bidder was Mid-State Paving and Excavation in the amount of \$461,808.35 which was under the estimate of \$476,000.00.

Engineer Grubic remarked at the Board of Commissioners Workshop Meeting held on March 22, 2018 the Board conditionally approved the contract subject to the signing of the Multimodal Agreement from PennDOT which is expected to be done within 2-weeks so then the contract can go forward.

Engineer Grubic stated hopefully by Fall the Township will have a sidewalk connection.

NEW BUSINESS: None

COMMUNICATIONS:

Susquehanna Township's Comprehensive Plan Update

DCED Director Betsy Logan reported the Township is the recipient of a Municipal Assistance Program Grant from DCED in the amount of \$50,000.00 and with the \$40,000.00 previously received the Township now has received a total of \$90,000.00 for the Comprehensive Plan and she commented to the members the total budget cost for the Comprehensive Plan is \$100,000.00.

Director Logan remarked invitations were E-mailed to all members regarding some upcoming Focus Groups and in the future there will be Open House type events where people can come in to talk about the values of the Township and what they think some of the opportunities are for improving the Township.

Director Logan informed the members the Focus Group meetings will be held during the work day and the Open House will be held on a Saturday.

Kerry Wilson congratulated Director Logan on getting the DCED Grant for the Township.

Director Logan commented over the past 6-months the Township hired an intern to work on making Susquehanna Township become a sustainable certified community.

Director Logan stated at the end of January the Township sent in all the application paperwork and in mid-February the Township received notification we received gold status.

Tri-County Regional Planning Commission Update

Jerry Duke of Tri-County Regional Planning Commission informed the members the TIP Public Hearing for input will be held later this month or the beginning of April and announcements will be posted on their web-page.

Mr. Duke remarked the Route 39 Corridor Project with HRG will have some community outreach coming up and also there will be some stakeholder meetings held and the Township Officials and Staff will be getting invitations.

Mr. Duke commented a web-page will be put into place with a story board being done so you can put project information out on.

Planning Commission Members Comments

Commissioner Gary Rothrock thanked the Planning Commission members for standing up and “holding the line” on the sidewalk issue.

Patty Smith of 4218 Kirkwood Road who stated she is running for State Representative in the 104th District asked if the Comprehensive Plan Focus Groups are open to the public.

DCED Director Logan stated there will be several meetings held by the Township for the public to comment on the Comprehensive Plan.

Ms. Smith remarked she really appreciates the Planning Commission members for standing up on the sidewalk issue because she thinks it is a really important issue that is needed here in the Township.

ADJOURNMENT:

Kerry Wilson moved the meeting be adjourned at 7:05 P.M.; Seconded by James McGraw and unanimously approved.

Respectfully submitted,

Jonniene Urban
Recording Secretary