

MINUTES

SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

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

Planning Commission member Jonathan Bowser called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, October 22, 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 – Excused
James McGraw
Kerry Wilson – Excused
Rhoda Barasch – Alternate

TOWNSHIP PERSONNEL

Tara A. Burns, Esquire
Robert C. Grubic, P.E.
Commissioner Gary Rothrock
Commissioner Jody Rebarchak
Jerry Duke, TCRPC
DCED Director Betsy Logan
Zoning Officer Michael Rohrer
Recording Secretary Jonniene Urban

OTHERS IN ATTENDANCE: Jeff Shyk and John Snyder.

PLEDGE OF ALLEGIANCE: Pledge of Allegiance was led by Jonathan Bowser.

PUBLIC COMMENT: None

APPROVAL OF MINUTES:

Regular Meeting
September 24, 2018

James McGraw moved the minutes of the Regular Meeting held on September 24, 2018 be approved as published; Seconded by Brian Moore and unanimously approved.

SUBDIVISION AND LAND DEVELOPMENT PLANS:

CHERRY ORCHARD PLACE – A PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR THE PURPOSE OF CONSTRUCTING A 3-STORY, 51-UNIT SENIOR LIVING APARTMENT BUILDING. THE PROPERTY IS LOCATED ON CHERRY ORCHARD DRIVE, ACROSS FROM BLUE MOUNTAIN COMMONS. THE PROPERTY CONTAINS 3.29 ACRES AND IS ZONED BOR, BUSINESS-OFFICE-RESIDENTIAL.

Jeff Shyk of Kurowski & Wilson, LLC reviewed with the Planning Commission members the Preliminary/Final Land Development Plan for the purpose of constructing a 3-story, 51-unit senior living apartment building for the property located on Cherry Orchard Drive across from Blue Mountain Commons which contains 3.29 acres and is zoned BOR, Business-Office-Residential.

Mr. Shyk informed the Planning Commission members this 62+ senior apartment building will be located at 2323 Linglestown Road in back of the day care center and medical office building located in front of the property.

Mr. Shyk stated there will be 6 handicapped parking spaces for the residents to use.

Mr. Shyk informed the Planning Commission members the applicant has requested the following two (2) waivers:

- 1) Waive the Preliminary Plan requirement.
- 2) Waive the requirement for Monuments and Markers.

Township Engineer Robert Grubic reviewed the Required Agency Approvals, Administrative Items and Sub-Division/Land Development comments with Mr. Shyk.

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

Mitchell Kemp moved to approve the following waivers:

- 1) Waive the Preliminary Plan requirement.
- 2) Waive the requirement for Monuments and Markers.

Seconded by Rhoda Barasch and unanimously approved.

Mitchell Kemp moved to approve the Plan with the following conditions:

- 1) Add a note to the Plan that residents must be restricted at least 62 years of age.
- 2) Provide a lighting plan for the site.
- 3) Satisfy the remaining HRG, Dauphin County and Township Staff comments.

Seconded by James McGraw and unanimously approved.

BURGER KING – A PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN FOR THE PURPOSE OF SUBDIVIDING AN EXISTING 13.19 ACRE PARCEL INTO TWO SEPARATE LOTS. PROPOSED LOT #6 WILL CONTAIN 1.1 ACRES AND CONTAIN THE PROPOSED BURGER KING RESTAURANT. THE PROPERTY IS ZONED CH, COMMERCIAL HIGHWAY. THE BUILDING WILL BE APPROXIMATELY 2,800 SQUARE FEET WITH A DRIVE THRU WINDOW. RESIDENTIAL LOT #1 WILL CONTAIN 12.09 ACRES AND BE SUBDIVIDED/DEVELOPED IN THE FUTURE.

Planning Commission member Mitchell Kemp recused himself from all matters concerning this Burger King Plan.

John Snyder of RGS Associates presented to the Planning Commission members the Preliminary/Final Subdivision and Land Development Plan for the purpose of subdividing an existing 13.19 acre parcel into two separate lots.

Mr. Snyder remarked Proposed Lot #6 will contain 1.1 acres and contain the proposed Burger King restaurant.

Mr. Snyder commented the property is zoned CH, Commercial Highway and the building will be approximately 2,800 square feet with a drive thru window.

Mr. Snyder stated Residual Lot #1 will contain 12.09 acres and will be subdivided/developed in the future.

Mr. Snyder informed the Planning Commission members the applicant has requested the following three (3) waivers:

- 1) Waive the Preliminary Plan requirement.
- 2) Waive the requirement for Monuments and Markers.
- 3) Waive the requirement for sidewalks.

Township Engineer Robert Grubic reviewed the Required Agency Approvals, Administrative Items and Traffic comments with Mr. Snyder.

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

James McGraw moved to approve the following waivers:

- 1) Waive the Preliminary Plan requirement.
- 2) Waive the requirement for Monuments and Markers.
- 3) Waive the requirement for sidewalks.

Seconded by Brian Moore.

Motion carried 4-0. Mitchell Kemp abstained.

Brian Moore moved to approve the Plan with the following conditions:

- 1) Directional signage should be added to the Plan to deter customers from directly accessing this property from Turkey Hill. All access should be to/from Dodson Court.
- 2) Satisfy the remaining HRG, Dauphin County and Township Staff comments.

Seconded by Rhoda Barasch.

Motion carried 4-0. Mitchell Kemp abstained.

OLD BUSINESS: None

NEW BUSINESS: None

Susquehanna Township's Comprehensive Plan Update

Director Logan informed the members a few weeks ago a visioning session was held with the consultant that focused on Front Street, 6th Street and Linglestown Road.

Director Logan commented the ideas that were generated would also be applicable to Progress Avenue, Walnut Street and Union Deposit Road.

Director Logan stated there will be a Citizens Advisory Committee meeting on Wednesday at 6:00 P.M. and the committee will start to work on the Draft at that meeting which should be completed in the next couple of months.

Tri-County Regional Planning Commission Update

Jerry Duke of Tri-County Regional Planning Commission informed the Planning Commission members last week the Pennsylvania Planning Association had their Annual Conference in Erie and Director Logan spoke about parking requirements at that conference.

Mr. Duke reported HATS Regional Transportation Plan 2040 is currently being reviewed and is available on-line.

Mr. Duke reported work is being done on the Route 39 Study and a public meeting is planned on December 3, 2018 at Lower Paxton Township starting at 6:00 P.M.

Mr. Duke reported the 2018 Dauphin County Premier Project Awards application package will be accepted until November 2, 2018.

Planning Commission Members Comments: None

ADJOURNMENT:

James McGraw moved the meeting be adjourned at 6:40 P.M.; Seconded by Mitchell Kemp and unanimously approved.

Respectfully submitted,

Jonniene Urban
Recording Secretary