

MINUTES

SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

JANUARY 24, 2022
TIME: 6:00 P.M.

Frank Chlebnikow called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, January 24, 2022, at 6:02 P.M. via in-person/video conference.

ROLL CALL:

COMMISSION MEMBERS

Kerry Wilson - excused

Mitchell Kemp

Brian Moore

William Thomas

Jonathan Bowser

Delonne Wilbourn (virtual)

Frank Chlebnikow

TOWNSHIP PERSONNEL

Tara A. Burns, Esquire

Robert C. Grubic, P.E.

Betsy Logan, DCED Director

Alex Greenly, P.E

Gary Rothrock, Commissioner - absent

Lauren Weaver, TCRPC – (virtual)

Kathy Fry, Administrative Assistant

OTHERS IN ATTENDANCE: Steve Hinkle, Connor Hinkle, Adam Whalen, K & W Engineers, Barry Ramper, and Melvin Wilkerson

2022 REORGANIZATION:

Frank Chlebnikow turned the meeting over to Tara Burns, Solicitor for the purpose of electing a Chairman of the Planning Commission.

Ms. Burns asked for nominations for Chairman. Mitchell Kemp nominated Frank Chlebnikow as Chairman. No other nominations were received and he was approved by acclamation.

The meeting was then turned back over to Frank Chlebnikow who asked for nominations for Vice President of the Planning Commission.

Jonathan Bowser nominated Kerry Wilson as Vice Chairman. There were no other nominations and he was approved by acclamation.

PUBLIC COMMENT: None

APPROVAL OF MINUTES:

William Thomas moved the minutes of the Regular Meeting held on December 20, 2021 be approved as prepared; seconded by Mitchell Kemp, and unanimously approved.

SUBDIVISION AND LAND DEVELOPMENT PLANS:

2. TABLED – HOUSES AT OAKHURST CONDOMINIUMS - A Final Subdivision Plan for the purpose of subdividing off all “withdrawable” land from the Houses of Oakhurst Condominiums. The new lot will contain 9.33 acres and is located in the R-4, Residential Urban District, and the BOR, Business-Office-Residential-District. (Ward 2) *Current Deadline: 4/24/2022*

Betsy Logan reported that this plan has been on the docket since 2000 and the developer is planning a move on this in the next few months.

1. HARRISBURG FIRST ASSEMBLY OF GOD – A Final Subdivision Plan for the purpose of consolidating parcels owned by the Harrisburg First Assembly of God Church located at 4100 N. Progress Avenue. The property will contain 21.4 acres is zoned R-2, Medium Density Residential. (Ward 9) *Current Deadline: 04/24/2022*

Adam Whalen, Engineer for the plan reported that this is currently only a consolidation plan to combine the two parcels into a 21.39 acre tract. At this time, there are no plans to develop this land, but an addition may be added to the church in the future.

Betsy Logan, DCED, reviewed the plan. The sidewalk along Progress Avenue will need to be addressed or a waiver will need to be requested. Mr. Whalen suggested that the sidewalks as well as the monuments and markers could be listed as deferments. Mr. Chlebnikow stated that more and more people are walking on North Progress Road and that a deferment would be more appropriate. Mr. Grubic reported that there are issues with the topography and pipe extensions that will need to be addressed. Ms. Burns confirmed that a note should be placed on the plan to trigger the installation of sidewalks within a specific amount of time.

Jonathan Bowser moved to table this plan; seconded by Bill Thomas and unanimously approved.

OTHER BUSINESS:

- 1. ZONING ORDINANCE AND ZONING MAP** – 2022 Draft Zoning Ordinance and associated Zoning Map for review and comment. This Ordinance is a complete rewrite and includes a changing in Zoning Districts and Zoning Map.

Betsy Logan gave an overview of the changes that are included in the Draft Zoning Ordinance and Zoning Map. These changes included districting and consolidating administration.

- 2. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE** – 2022 Draft Subdivision and Land Development Ordinance for review and public comment. This Ordinance is a complete rewrite.

Betsy Logan reported that they looked at the standards for plan review and construction. In this draft, decisions on minor plans may be made by the Planning Commission to save time for the applicant. This draft also changes the review process which will require a staff review prior to going to the Planning Commission.

COMMUNICATIONS:

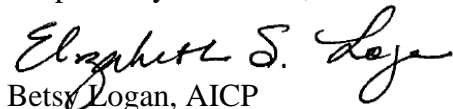
1. **Tri-County Regional Planning Commission Update:** None
2. **Planning Commission Members Comments:** None
3. **Staff Updates:** Betsy Logan introduced Kathy Fry as the new Administrative Assistant. She also informed the Planning Commissioners that David Pribulka has been named as the new Township Manager. He is slated to start on March 1, 2022. The Township is looking to hire a Community Planner. This new position will replace the former Zoning Officer position.

Robert Grubic informed the Planning Commissioners that he will be slowly stepping back from his role as Township Engineer. He stated that the duties will be transferred to Alex Greenly and Matt Bonanno and that it has been a pleasure assisting the current and former Township Planning Commissions.

Frank Chlebnikow thanked him for his decades of service and for being such a great mentor.

ADJOURNMENT: Mitchell Kemp moved the meeting to be adjourned at 6:40 P.M.; seconded by Jonathan Bowser and unanimously approved.

Respectfully submitted,



Betsy Logan, AICP
Community & Economic Development Director