

MINUTES

SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

NOVEMBER 28, 2022
TIME: 6:00 P.M.

Kerry Wilson, Vice Chair called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, November 28, 2022, at 6:02 P.M. via in person/video conference.

ROLL CALL:

COMMISSION MEMBERS:

Frank Chlebnikow, Chair – Excused
Kerry Wilson, Vice Chair – present
Mitchell Kemp – Present
Brian Moore – Present
William Thomas – Present
Jonathan Bowser – Excused
Delonne Wilbourn – Excused

TOWNSHIP PERSONNEL:

Mack Breech, Community Planner/
Zoning Administrator
Morgan Madden, Solicitor
Alex Greenly, P.E.
Kathy Fry, Administrative Assistant

OTHERS IN ATTENDANCE:

Malynda Hivner, Benjamin Morton, Alex Piehl, and Mike Callahan

PUBLIC COMMENT: No public comment was received at this meeting.

APPROVAL OF MINUTES:

Planning Commissioner Thomas moved that the Planning Commissioners approve the September 19, 2022, meeting minutes. The motion was seconded by Planning Commissioner Kemp and then unanimously approved.

SUBDIVISION AND LAND DEVELOPMENT PLANS:

SUSQUEHANNA UNION GREEN PHASE IV: A Final Land Development Plan for the purpose of constructing a 179-unit multifamily residential community with related site improvements. This project will be aged restricted for seniors 62 years and older. The site is located in the TND-1, Traditional Neighborhood Development Zoning District. (Ward 9)
Current Deadline: 12/18/2022

Alex Piehl of RGS Associates was in attendance to provide the Planning Commissioners with the updates and clarifications since the last review of the plan. He also provided highlights that included the addition of a sixteen-foot-wide driveway and additional sidewalk that will complete the loop around the complex. He also noted that a blanket stormwater plan is being proposed. This would allow easements for the Township to access the property with no restrictions. Alex

Greenly, Township Engineer stated that he was not opposed to this blanket easement as this is mostly a parking area.

The Planning Commissioners, Township Staff and Mr. Piehl then discussed the stormwater drainage that will be installed under the building, the easements that would be required and the concerns with flooding.

Vice Chair Wilson read the Township Staff recommendations for approval into the record. These conditions are:

1. All comments provided by Township Staff, the Township Engineer, the Authority's Engineer, and Dauphin County Planning Commission are addressed.
2. Provide an executed easement agreement for all stormwater management facilities.
3. Provide an executed cross access easement agreement.
4. No permits will be released until the DRC (or Township Planning Consultant, TCA) has verified all the plans meet Design Guidelines. All fees from TCA's review are required to be paid by the applicant.

Planning Commissioner Thomas moved to recommend to the Board of Commissioners the approval of the waivers for §22-1106.1, Curb Construction Specifications, 6-inch curb height and overall depth of 16 inches; §22-502.5.D, Driveways, two points of access; §22-1004.D, Grading or earth moving on all sloping lands of 15% or greater shall not result in earth cuts or fills whose highest vertical dimension exceeds six feet; and §19-701.7, Easements, storm drain under permanent structure for the Susquehanna Union Green Phase IV Plan. The motion was seconded by Planning Commissioner Kemp and then unanimously approved.

An additional waiver for §19-701.2 was added for the relief of delineated and described Stormwater Easement Requirements.

Planning Commissioner Kemp moved to recommend to the Board of Commissioners the approval of the waiver of §19-701.2, Stormwater Easement Requirements delineated to Condominium Unit B only in the Susquehanna Union Green Phase IV Plan. The additional waiver also received the support and recommendation of the Township Engineer and the Township Zoning Coordinator. The motion was seconded by Planning Commissioner Thomas and then unanimously approved.

Planning Commissioner Thomas moved to recommend the Susquehanna Union Green Phase IV Plan to the Board of Commissioners. The motion was seconded by Planning Commissioner Kemp and then unanimously approved.

OTHER BUSINESS:

1. Update on Status of Draft Zoning and Subdivision and Land Development Ordinances.

Mack Breech, Zoning Coordinator noted that a Workshop was held on November 21, 2022. This meeting included members of the Board of Commissioners and Planning Commissioners. It was a productive meeting, and they are now addressing the feedback that was received at this meeting. Another Workshop meeting will be planned as soon as all the changes are addressed.

COMMUNICATIONS:

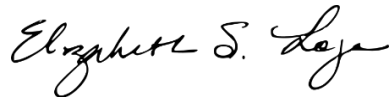
1. Tri-County Regional Planning Commission Update.

Mack Breech, Zoning Coordinator announced that Kyle Snyder has left the Tri-County Regional Planning Commission and his replacement has not yet been announced.

ADJOURNMENT:

Planning Commissioner Thomas moved that the Planning Commission meeting be adjourned at 6:44 P.M. The motion was seconded by Planning Commission Kemp and unanimously approved.

Respectfully submitted,

A handwritten signature in cursive script, reading "Elizabeth S. Logan".

Betsy Logan, AICP

Assistant Manager & Director of Community and Economic Development