

MINUTES

SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

JANUARY 25, 2021
TIME: 6:00 P.M.

Chairman Frank Chlebnikow called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, January 25, 2021 at 6:17 P.M. via a video conference.

ROLL CALL: COMMISSION MEMBERS

Frank Chlebnikow
Mitchell Kemp – Excused
Brian Moore
Kerry Wilson
Jonathan Bowser – Excused
William Thomas
Delonne Wilbourn – Excused

TOWNSHIP PERSONNEL

Tara A. Burns, Esquire
Robert C. Grubic, P.E.
DCED Director Betsy Logan
Commissioner Gary Rothrock
Zoning Officer Michael Rohrer
Lauren Weaver, TCRPC
Alex Greenly, P.E.

OTHERS IN ATTENDANCE: Bill Fredericks, Kyle Gillespie, Alex Piehl, and Mickey Thompson

PUBLIC COMMENT: None

REORGANIZATION: Chairman Frank Chlebnikow turned the Chair over to Attorney Tara A. Burns for the purpose of conducting the Reorganization of the Planning Commission for 2021 which requires the selection of a Chairman and a Vice Chairman.

Chairman

Attorney Burns requested nominations for the position of Chairman. Kerry Wilson nominated Frank Chlebnikow for the position of Chairman. There were no other nominations so the reappointment of Frank Chlebnikow as Chairman was appointed by acclamation.

Chairman Chlebnikow thanked the Planning Commission members for their confidence in him and remarked he is looking forward to working with them in 2020.

Attorney Burns then turned the Chair over to Chairman Chlebnikow.

Vice Chairman

Chairman Chlebnikow requested nominations for the position of Vice Chairman. Brian Moore nominated Kerry Wilson for the position of Vice Chairman; Seconded by Chairman Chlebnikow. There were no other nominations. The reappointment of Kerry Wilson as Vice Chairman was unanimously approved.

Vice Chairman Wilson thanked the Planning Commission members for their show of support by reappointing him for another year.

APPROVAL OF MINUTES:

Regular Meeting William Thomas moved the minutes of the Regular Meeting
December 21, 2020 held on December 21, 2020 be approved as published; Seconded by Brian Moore and unanimously approved.

SUBDIVISION AND LAND DEVELOPMENT PLANS:

1. **THE TERRACES AT MAPLEWOOD** – A final subdivision/land development plan for the purpose of constructing 236 multi-family units including five, 18-unit apartment buildings and 146 townhouse units, a community clubhouse, extension of Elmwood Drive, private access drives, parking lots, trails, and various stormwater facilities. The property is currently undeveloped, zoned BOR and consists of approximately 24.8 acres.

Bill Fredericks with RGS Associates reviewed with the Planning Commission members the Final Subdivision/Land Development Plan for the Terraces at Maplewood. Mr. Fredericks stated the applicant is requesting three waivers from preliminary plan, the street width of Elmwood Drive, and sight distance along Elmwood Drive. He reviewed the reasons for these requests.

Township Engineer Grubic highlighted the main comments with Mr. Fredericks. DCED Director Logan recommends the Plan be revised to address outstanding comments prior to taking formal action. Lauren Weaver of Tri-County Regional Planning Commission stated she had a comment on the fee-in-lieu of instead of creating outdoor space.

The Planning Commission discussed the waiver requests and provided direction to the applicant on their position on the waivers. There was an indepth discussion on the request to reduce the street width. Various traffic calming options were provided to the applicant instead of reducing the street width. The sight distance waiver request was also discussed.

Brian Moore moved to table the plan until revisions are received; Seconded by Kerry Wilson and unanimously approved.

2. **TABLED** – **HOUSES AT OAKHURST CONDOMINIUMS** – a final subdivision plan for the purpose of subdividing off all “withdrawable” land from the houses at oakhurst condominiums. The new lot will contain 9.33 acres and is located in the Residential Urban (R-4) district and the Business-Office-Residential (BOR).

The Plan was Tabled at a previous Planning Commission meeting. No further action has been taken.

3. **TABLED** – **RICHARD & CONNIE HUBER** – a preliminary/final subdivision and land development plan for the purpose of combining two existing tracts into one lot. The new lot would be developed with a 4,300 square foot office building and a 4,000 square foot residential building with accessory parking and storage. A

1,400 square foot accessory building is also proposed. The property contains 1.62 acres and is zoned Business-Office-Residential (BOR).

The Plan was Tabled at a previous Planning Commission meeting. No further action has been taken.

OTHER BUSINESS: None

COMMUNICATIONS:

Tri-County Regional Planning Commission Update: Lauren Weaver of the Tri-County Planning Commission (TCRPC) discussed the Planning Toolkit on TCRPC's website. A flyer will be sent out to the Planning Commission members with a survey related to model ordinances, online resources, and guidance offered in the Planning Toolkit. Ms. Weaver requested the Planning Commission members take the survey.

Planning Commission Members Comments: None.

Zoning & SALDO Amendments Updates: Betsy Logan provided an update on the Zoning Ordinance rewrites and the date of the Public Hearing for the Official Map.

ADJOURNMENT: Brian Moore moved the meeting be adjourned at 7:10 P.M.; Seconded by William Thomas and unanimously approved.

Respectfully submitted,

Betsy Logan
Community & Economic Development Director