

## MINUTES

### SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

JANUARY 27, 2020  
TIME: 6:00 P.M.

Chairman Frank Chlebnikow called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, January 27, 2020 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  
Kerry Wilson  
Jonathan Bowser  
William Thomas  
Delonne Wilbourn

#### TOWNSHIP PERSONNEL

Tara A. Burns, Esquire  
Robert C. Grubic, P.E.  
DCED Director Betsy Logan  
Commissioner Gary Rothrock  
Andrew Bomberger, TCRPC  
Zoning Officer Michael Rohrer  
Executive Assistant Jonniene Urban

OTHERS IN ATTENDANCE: Randy Shearer, Joel Widders, Rich Huber, Connie Huber, Jim Snyder, Randall Pajovich and Terri L. Delo.

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

#### 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 2020 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; Seconded by Jonathan Bowser. There were no other nominations so the reappointment of Frank Chlebnikow as Chairman was unanimously approved.

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 Frank Chlebnikow.

##### Vice Chairman

Attorney Burns requested nominations for the position of Vice Chairman. Jonathan Bowser nominated Kerry Wilson for the position of Vice Chairman; Seconded by Mitchell Kemp. There were no other nominations so 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.

**PUBLIC COMMENT:** None

**APPROVAL OF MINUTES:**

Regular Meeting  
November 25, 2019

Delonne Wilbourn moved the minutes of the Regular Meeting held on November 25, 2019 be approved as published; Seconded by Brian Moore and unanimously approved.

**SUBDIVISION AND LAND DEVELOPMENT PLANS:**

**DEPARTMENT OF GENERAL SERVICES ANNEX – A PRELIMINARY/FINAL LOT CONSOLIDATION AND SUBDIVISION PLAN FOR THE PURPOSE OF CONSOLIDATING 29 PARCELS INTO 16 LOTS. THE PROPERTY CONTAINS 765 ACRES AND IS LOCATED IN THE C, CONSERVATION ZONING DISTRICT, R-1, LOW DENSITY RESIDENTIAL ZONING DISTRICT AND THE CH, COMMERCIAL HIGHWAY ZONING DISTRICT.**

Zoning Officer Michael Rohrer informed the Planning Commission members the developer has withdrawn this Subdivision and Land Development Plan.

**LINGLESTOWN ROAD/CUMBERLAND AVENUE – A PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR THE PURPOSE OF CONSTRUCTING A 3,000 SQUARE FOOT OFFICE BUILDING AT THE SW CORNER OF LINGLESTOWN ROAD AND CUMBERLAND AVENUE. THE PROPERTY CONTAINS 1.18 ACRES AND IS LOCATED IN THE BOR, BUSINESS-OFFICE-RESIDENTIAL ZONING DISTRICT.**

Terri L. Delo, Project Manager with Integrated Development Partners reviewed with Planning Commission members the Preliminary/Final Land Development Plan for the purpose of constructing a 3,000 square foot office building at the SW corner of Linglestown Road and Cumberland Avenue that contains 1.18 acres and is located in the BOR, Business-Office-Residential Zoning District.

Township Engineer Robert Grubic reviewed with Ms. Delo the following HRG comments:

- 1) Waiver Requests – 3
- 2) Sidewalk Modification Request
- 3) Required Agency Approvals
- 4) Zoning
- 5) Subdivision and Land Development
- 6) Stormwater Management
- 7) Administrative Items

Ms. Delo informed Planning Commission members the proposed site will have the following:

- 1) One (1) access point off Cumberland Avenue.
- 2) All public utilities.
- 3) Twenty-one (21) parking spaces.

Andrew Bomberger of Tri-County Regional Planning Commission remarked he had no additional comments.

Kerry Wilson moved to approve the waiver request of the Preliminary Plan Requirements; Seconded by Mitchell Kemp.

Motion carried 5-0. Jonathan Bowser and William Thomas recused themselves from the Vote.

Brian Moore moved to approve the waiver request for sidewalks along Cumberland Avenue; Seconded by Mitchell Kemp.

Motion carried 5-0. Jonathan Bowser and William Thomas recused themselves from the Vote.

Brian Moore moved to approve the waiver request for street trees along Cumberland Avenue; Seconded by Delonne Wilbourn.

Motion carried 5-0. Jonathan Bowser and William Thomas recused themselves from the Vote.

Mitchell Kemp moved to approve the waiver request for modification of sidewalk along Linglestown Road; Seconded by Kerry Wilson.

Motion carried 5-0. Jonathan Bowser and William Thomas recused themselves from the Vote.

Kerry Wilson moved to recommend approval of the Plan to the Board of Commissioners contingent on the approval of the following condition:

- 1) Address all remaining comments provided by Township Staff, the Township Engineer, TCA, Inc. and the Dauphin County Planning Commission plus any and all revisions to the Plan are to be consistent with review comments from TCA, HRG and Staff.

Seconded by Mitchell Kemp and unanimously approved.

**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 R-4, RESIDENTIAL URBAN DISTRICT AND THE BOR, BUSINESS-OFFICE-RESIDENTIAL DISTRICT.**

Randy Shearer of Hartman & Associates, Inc. presented Planning Commission members the Final Subdivision Plan for the purpose of subdividing off all “withdrawable” land from the Houses at Oakhurst Condominiums.

Mr. Shearer stated 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.

Township Engineer Grubic reviewed the Administrative Items, Subdivision/Land Development and Zoning comments with Mr. Shearer.

Andrew Bomberger of Tri-County Regional Planning Commission stated he had no additional comments.

DCED Director Betsy Logan reviewed Township Staff comments with Mr. Shearer and informed him Staff recommends the Plan be revised to address outstanding comments before formal action is taken.

Jonathan Bowser moved to Table the Plan until the next Planning Commission meeting; Seconded by Mitchell Kemp and unanimously approved.

**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 BOR, BUSINESS-OFFICE-RESIDENTIAL.**

Joel Widders of Evans Engineering, Inc. presented Planning Commission members the Preliminary/Final Subdivision & Land Development Plan for the purpose of combining two existing tracts into one lot.

Mr. Widders informed Planning Commission members 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.

Mr. Widders commented a 1,400 square foot accessory building is also proposed for this property which contains 1.62 acres and is zoned BOR, Business-Office-Residential.

Township Engineer Grubic reviewed with Mr. Widders the following HRG comments:

- 1) Waiver Requests – 3
- 2) Deferrals
- 3) Required Agency Approvals
- 4) Administrative Items
- 5) Stormwater Management
- 6) Subdivision/Land Development
- 7) Zoning

Andrew Bomberger of Tri-County Regional Planning Commission stated he had no additional comments.

DCED Director Betsy Logan reviewed Staff comments with Mr. Widders and informed him Staff recommends no action be taken until outstanding comments are addressed.

William Thomas moved to Table the Plan until the next Planning Commission meeting; Seconded by Jonathan Bowser and unanimously approved.

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**COMMUNICATIONS:**

**Tri-County Regional Planning Commission Update:**

Andrew Bomberger of the Tri-County Regional Planning Commission informed Planning Commission members on Friday, January 24, 2020 HATS adopted a new program which is scheduled to start in September.

Mr. Bomberger reported the goal of the new program is to distribute \$1 million per year per county to fund mostly construction projects and he then stated applications for the new program will be accepted starting in April or May.

**Planning Commission Members Comments:** None

**ADJOURNMENT:**

Jonathan Bowser moved the meeting be adjourned at 6:45 P.M.; Seconded by Kerry Wilson and unanimously approved.

Respectfully submitted,

Jonniene Urban  
Executive Assistant