

MINUTES

SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

FEBRUARY 22, 2021
TIME: 6:00 P.M.

Chairman Frank Chlebnikow called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, February 22, 2021 at 6:03 P.M. via a video conference.

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
Zoning Officer Michael Rohrer
Lauren Weaver, TCRPC
Alex Greenly, P.E.
Fire Marshal George Drees

OTHERS IN ATTENDANCE: Ben Heisey, Joel McNaughton, Danie Urie

PUBLIC COMMENT: None

APPROVAL OF MINUTES:

<u>Regular Meeting</u> <u>January 25, 2021</u>	Kerry Wilson moved the minutes of the Regular Meeting held on January 25, 2021 be approved as published; Seconded by William Thomas and unanimously approved.
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SUBDIVISION AND LAND DEVELOPMENT PLANS:

- 1. THE TOWNES AT MARGARET'S GROVE, PHASE 3A** – A Final Land Development Plan for the purpose of building 26 townhomes as part of the previously approved final land development plan for Phases 2 & 3 of The Townes at Margaret's Grove. The property is zoned R-4 and is located on the south side of Continental Drive, adjacent to Hamlin Lane and Margaret's Drive (Ward 2).

Ben Heisey with R.J. Fischer and Associates provide an overview of the project. This phase consists of seven new buildings for a total of 26 units. No new stormwater facilities are being installed; however streets and utilities will be extended.

Director Logan, Township Engineer Alex Greenly, and Lauren Weaver, TCRPC provided a review of their comments.

Commissioner Gary Rothrock asked potential pedestrian access to the Giant Shopping Center and adjacent properties. There was a lengthy discussion on requirements of adjacent land development plans to provide pedestrian access. Further research should occur to provide a planned pedestrian access to the commercial area. Joel McNaughton agreed to provide a pedestrian path and access easement to connect to the other facilities.

Commissioner Gary Rothrock asked about the rain gardens on the plan. Ben Heisey responded that they will not be planting the rain garden until construction has been completed and the basins are converted from sediment traps to Post Construction Stormwater Management Facilities.

Brian Moore moved to approve the following waivers:

1. §22-407.A(17) – Buffer Yard
2. §22-407.A(20)(J) – Existing Resources and Site Analysis
3. §22-407.A(20)(k) – Resource Impact and Conservation Report
4. §22-1106 – Curbs
5. §22-502.5.A– Location of Driveways
6. §22-502.6 – Vertical Sag Curve ‘K’ Value on Margaret’s Lane

Seconded by Jonathan Bowser and unanimously approved.

Jonathan Bowser moved to recommend approval of the Plan to the Board of Commissioners contingent on the approval of the following condition:

1. All comments provided by Township Staff, the Township Engineer, and the Dauphin County Planning Commission are addressed.
2. All recreation fees are to be paid before the release of plans for recording.
3. A stormwater operations and maintenance agreement must be provided for review and approval by the Board of Commissioners before releasing plans for recording plans. The O&M agreement must also be recorded.
4. A pedestrian path and easement are provided to connect the parcels to the south.

Seconded by Mitchell Kemp and unanimously approved.

2. **TABLED - 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.

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

3. **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.

4. **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: None.

Planning Commission Members Comments: None.

Zoning & SALDO Amendments Updates: Betsy Logan provided an update on the Zoning Ordinance rewrites and the Official Map approval. A joint meeting with the Board of Commissioners will be held on She also invited Planning Commission members to become part of a Climate Action Plan Committee.

ADJOURNMENT: Brian Moore moved the meeting be adjourned at 6:46 P.M.; Seconded by William Thomas and unanimously approved.

Respectfully submitted,


Betsy Logan, AICP
Community & Economic Development Director