

MINUTES

SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

FEBRUARY 24, 2020
TIME: 6:00 P.M.

Vice Chairman Kerry Wilson called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, February 24, 2020 at 6:00 P.M. at the Municipal Building, 1900 Linglestown Road, Harrisburg, PA 17110.

ROLL CALL: COMMISSION MEMBERS

Frank Chlebnikow – Excused
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, Bob Henschbarger Lauren Kelley, Matthew Fisher and Chris DiSanto.

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

PUBLIC COMMENT: None

APPROVAL OF MINUTES:

Regular Meeting
January 27, 2020

Mitchell Kemp moved the minutes of the Regular Meeting held on January 27, 2020 be approved as published; Seconded by Brian Moore and unanimously approved.

SUBDIVISION AND LAND DEVELOPMENT PLANS:

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. reviewed with 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.

Mr. Shearer reported the applicant is requesting a modification from the SALDO which requires two (2) points of ingress and egress.

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

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

DCED Director Betsy Logan informed Mr. Shearer the Township Staff has reviewed the Plan and recommends the Plan be revised to address outstanding comments prior to taking formal action.

Mitchell Kemp moved to Table the Plan until the next Planning Commission meeting; Seconded by Delonne Wilbourn 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.

Zoning Officer Michael Rohrer informed the Planning Commission members the applicant has requested the Plan be Tabled until the next Planning Commission meeting.

STRAY WINDS FARM – REVISE THE PREVIOUSLY APPROVED PRELIMINARY SUBDIVISION PLAN WITH A NEW PRELIMINARY SUBDIVISION PLAN FOR THE PURPOSE OF COMPLYING WITH SUSQUEHANNA TOWNSHIP ORDINANCE 19-06. PHASE 7 & 8 OF STRAY WINDS FARM WILL GO FROM 73 LOTS TO 93 LOTS.

Lauren Kelley of R.J. Fisher & Associates, Inc. presented to Planning Commission members a request from Stray Winds Farm to revise the previously approved Preliminary Subdivision Plan with a new Preliminary Subdivision Plan for the purpose of complying with Susquehanna Township Ordinance 19-06 for Stray Winds Farm Phase 7 and Phase 8 which will go from 73 Lots to 93 Lots.

Township Engineer Grubic reviewed the Required Agency Approvals, Administrative Items, Stormwater Management, Subdivision/Land Development and Zoning comments with Ms. Kelley.

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

DCED Director Betsy Logan informed Ms. Kelley Township Staff has reviewed the revised Plan and recommends NO action be taken until the Design Review Committee can review the streetscape plan and design elements per the Neighborhood Design Development Zoning regulations at their March meeting.

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 about the following:

- 1) The Zoning Administration Course TCRPC is offering with the PA Municipal Planning Education Institute (PMPEI) for 3-Tuesday nights for 3-hours each night at a cost of \$35.00.
- 2) The Harrisburg Area Transportation Study (HATS) Multi-Modal Transportation Program which was approved.
- 3) The updated Planning Tool Kit on their web-site.

Planning Commission Members Comments: None

ADJOURNMENT:

Jonathan Bowser moved the meeting be adjourned at 6:35 P.M.; Seconded by Mitchell Kemp and unanimously approved.

Respectfully submitted,

Jonniene Urban
Executive Assistant