

MINUTES

SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

APRIL 26, 2021
TIME: 6:00 P.M.

Chairman Frank Chlebnikow called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, April 26, 2021 at 6:00 P.M. via 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

Lauren Weaver, TCRPC

Alex Greenly, P.E

Fire Marshal George Drees

OTHERS IN ATTENDANCE: Bill Fredericks, Kyle Gillespie, Mickey, Chelsea Herrity, Erik Hume, Daniel Urie, Mark Hipp, Sam Levine, Greg Rogalski, Jeb Stuart, David Lupold, SJ Rietmulder, Sean Delaney

PUBLIC COMMENT: None

APPROVAL OF MINUTES:

Regular Meeting
March 22, 2021

Bill Thomas moved the minutes of the Regular Meeting held on March 22, 2021 be approved as prepared; 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 underdeveloped, zoned BOR, and consists of approximately 24.8 acres. (Ward 9) Current Deadline: 7/24/21

Bill Fredericks provided a general overview of the project and requested two waivers. 22-404 Preliminary Plan Procedure and 22-502.1 Private Service Drive Material Specifications. Alex Greenly presented the Township Engineer's comments dated 4/22/21. Lauren Weaver from Dauphin County Planning Commission stated she has no comments to add. There were no discussion questions presented by the Planning Commission.

Mitchell Kemp moved to approve both waiver requests; seconded by Bill Thomas and unanimously approved.

Mitchell Kemp moved to recommend approval of the plan subject to the following conditions:

1. Address all remaining comments provided in the Township Engineer's review dated 4/22/21.
2. Provide executed easement agreements for stormwater, utilities, and snow dump area.
3. Provide recreational fee-in-lieu per 2006 settlement agreement.

Seconded by Bill Thomas and unanimously approved.

2. **3401 & 3405 N. FRONT STREET** - A minor subdivision and land development plan for the purpose of consolidating two properties into one property and constructing a medical/office complex totaling 12,333 square feet. The property is located in the BOR Zoning District. (Ward 1) Current Deadline: 6/20/21

Betsy Logan stated that a new comment was received from the Fire Marshall regarding the placement of fire hydrants which was not received before the first review letter. Township Staff recommended approval of previously discussed waivers per the Fire Marshall. The plan was also reviewed for consistency with the Township's comprehensive plan and the official map. It is the Staff's opinion that it does not meet the goals of either the official map or the Township's comprehensive plan.

Alex Greenly stated that the two waivers regarding stormwater management have been discussed extensively in previous meetings. The Township Engineer is in support of granting these waivers. The items below are additional comments from the Township Engineer:

1. Extend photometric measurements to the property lines on the provided lighting plan.
2. Provide full width paving restoration for the connection to the storm manhole on Montrose Street rather than a diagonal trench. The paving restoration area shall be delineated and labeled on the plan.
3. Provide a copy of the approved NPDES permit.

The County stated that their only comment was regarding the sidewalk waiver which was discussed in a previous meeting. There were no discussion comments presented from the Planning Commission.

Jeb Stuart, 3507 North Front Street, stated that the North Front Street goes way back to mid-1920s when deed restrictions were placed which were intended to regulate quality of single-family residential development at that time. They are concerned about the proposed structure being contemporary in design as this does not relate to the character of the

surrounding neighborhood. Another concern is that the parking in the Front Street setback area appears to be violated through the site plan.

Tara Burns provided some solicitor guidelines in relation to private deed restrictions vs township ordinance. She stated that the restriction in the deed may be enforceable but only to the extent that a prior property owner, or potentially a property owner from the land intended to be benefitted by the restriction has a cause of action. The township in its capacity is only obligated to enforce its subdivision and land development ordinance and ensure that all development complies with zoning. Their staff conducted a review, and the plan meets the criteria mentioned for purposes of the Planning Commission at this point. She stated that she appreciated the public comments. However, any restriction in the deed would be strictly enforceable only under privity of contract.

Jeb Stuart stated that the parking and setback issues still need to be addressed. Tara Burns responded that her office is in receipt of his letter and that a thorough review will be conducted.

Erik Hume, the attorney for the applicant, provided an overview of the sidewalk waiver resubmitted on 4/9/2021. Sean Delaney, attorney for the owner, stated that the plan is not a lot consolidation plan but falls under condominium regime. The subject was extensively discussed, and Tara Burns advised the planning commission to take no action until the Township Solicitor has had time to look into the issue, if a revised proposal is on the table. She also stated that the revised proposal needs to be reviewed before any of the requested waivers can be dealt with.

Kerry Wilson moved to table action on this plan upon solicitor review; seconded by Bill Thomas and unanimously approved.

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 R-4, Residential Urban District, and the BOR, Business-Office-Residential District. (Ward 2)
Current Deadline: 7/21/21

The plan was tabled at a previous Planning Commission meeting. Betsy Logan stated that the deadline for the plan has been extended. No further action has been taken.

4. **WITHDRAWN 4/15/21** - **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. (Ward 4)

The plan was withdrawn on 4/15/21. No further action has been taken.

5. **WITHDRAWN 4/26/21** - **2626 BIRCH STREET** - A request for a waiver from the sidewalk requirement for the development of an individual single-family residence on a

vacant infill lot. The property is currently vacant, zoned R2, and is approximately 0.250 acres in area. (Ward 3)

The plan was withdrawn in today's meeting, 4/26/21. Betsy Logan stated that any residential development with three lots or less does not need a waiver. No further action has been taken.

OTHER BUSINESS: None

COMMUNICATIONS:

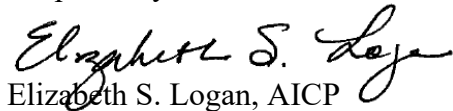
Tri-County Regional Planning Commission Update: None.

Planning Commission Members Comments: None.

Zoning & SALDO Amendments Updates: Betsy Logan stated that the full rough draft of the Zoning Amendments is done. Review of definitions will be finalized in the next meeting. She is hoping to bring it to the Planning Commission either at the end of May or June. The first section of the subdivision and land development ordinance has been started as well.

ADJOURNMENT: Brian Moore moved the meeting be adjourned; seconded by Mitchell Kemp and unanimously approved.

Respectfully submitted,



Elizabeth S. Logan, AICP
Community & Economic Development Director