

MINUTES

SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

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

Chairman Frank Chlebnikow called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, April 27, 2020 at 6:00 P.M. via a video conference.

ROLL CALL: COMMISSION MEMBERS

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

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
Alex Greenly, E.I.T.
Executive Assistant Jonniene Urban
Commissioner Tom Pyne

OTHERS IN ATTENDANCE: Lauren Kelley, Matthew Fisher and Mark DiSanto.

PUBLIC COMMENT: None

APPROVAL OF MINUTES:

Regular Meeting
February 24, 2020

Brian Moore moved the minutes of the Regular Meeting held on February 24, 2020 be approved as published; Seconded by Jonathan Bowser and unanimously approved.

SUBDIVISION AND LAND DEVELOPMENT PLANS:

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.

Township Engineer Robert Grubic reviewed the HRG comments.

Lauren Kelley of R.J. Fisher & Associates, Inc. presented to Planning Commission members reviewed the comments from Robert Grubic, Township Staff and TCA Inc.

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

DCED Director Betsy Logan reviewed the Township Staff comments.

There was a discussion on how the revised plan meets the new ordinance requirements. The Planning Commission members discussed the need for changes to the ordinance to meet the desired design standards.

Jonathan Bowser moved to recommend approval of the plan subject to all outstanding comments provided by Township Staff, the Township Engineer, TCA, Inc. and the Dauphin County Planning Commission; Seconded by Mitchell Kemp.

Motion carried 5-0. Kerry Wilson abstained from the Vote.

STRAY WINDS FARM PHASE 7 – A FINAL SUBDIVISION PLAN FOR THE PURPOSE OF SUBDIVIDING AND CREATING 53 NEW LOTS FOR SINGLE FAMILY DWELLINGS. THE PROPERTY IS ZONED R-2, MEDIUM DENSITY RESIDENTIAL AND CONTAINS 16.05 ACRES.

Township Engineer Robert Grubic reviewed the HRG comments.

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

DCED Director Betsy Logan reviewed the Township Staff comments.

Jonathan Bowser to recommend approval of the plan subject to all outstanding comments provided by Township Staff, the Township Engineer, TCA, Inc. and the Dauphin County Planning Commission; Seconded by Bill Thomas.

Motion carried 5-0. Kerry Wilson abstained from the Vote.

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.

This item was tabled at the last meeting. No action has occurred since then.

HARRISBURG MILITARY POST – A FINAL LAND DEVELOPMENT PLAN FOR THE PURPOSE OF CONSTRUCTING A 12,322 SQUARE FOOT STORAGE BUILDING AND PRIVATELY OWNED PARKING LOT. THE PROPERTY IS ZONED C, CONSERVATION AND IS LOCATED AT 15TH STREET AND ARSENAL BOULEVARD.

This item was 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 BOR, BUSINESS-OFFICE-RESIDENTIAL.

This item was tabled at the last meeting. No action has occurred since then.

COMMUNICATIONS:

Tri-County Regional Planning Commission Update:

Andrew Bomberger of the Tri-County Regional Planning Commission informed the Planning Commission members about the new Harrisburg Area Transportation Study (HATS) RTP Implementation Program. They anticipate accepting applications in June and July and making decisions in September. If the Township has a project, especially a multi-modal one, from the Comprehensive Plan, they will need to schedule a pre-application meeting.

Planning Commission Members Comments: None

DCED Director Comments:

Betsy Logan, DCED Director, informed the Planning Commission members that the Board of Commissioners awarded the contract to rewrite the Zoning and Subdivision

and Land Development Ordinances to Michael Baker. Staff is working on organizing a committee and will discussing the amendments with the Planning Commission throughout the process.

ADJOURNMENT:

Jonathan Bowser moved the meeting be adjourned at 6:48 P.M.; Seconded by Kerry Wilson and unanimously approved.

Respectfully submitted,

Elizabeth S. Logan, AICP
DCED Director