

MINUTES

SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

MAY 24, 2021
TIME: 6:00 P.M.

Kerry Wilson called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, May 24, 2021 at 6:00 P.M. via video conference.

ROLL CALL:

COMMISSION MEMBERS

Kerry Wilson
Jonathan Bowser
Brian Moore
Delonne Wilbourn
Bill Thomas

TOWNSHIP PERSONNEL

Tara A. Burns, Esquire
Robert C. Grubic, P.E.
Betsy Logan, DCED
Gary Rothrock, Commissioner
Lauren Weaver, TCRPC
Alex Greenly, P.E.
George Drees, Fire Marshal
Jody Rebarchak, Commissioner
Jim Diamond, Solicitor

OTHERS IN ATTENDANCE: Mark Hipp, Sam Levine, Greg Rogalski, Jeb Stuart, Sarah Gates, Tanya Lesko, Lowell Gates, Sarah Alkire, Kelly, Kristen

PUBLIC COMMENT: None

APPROVAL OF MINUTES:

Regular Meeting Jonathan Bowser moved the minutes of the Regular Meeting
April 26, 2021 held on April 26, 2021 be approved as prepared; seconded by Brian Moore and unanimously approved.

SUBDIVISION AND LAND DEVELOPMENT PLANS:

1. **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

Alex Greenly presented HRG's comments which include a request for ADA compliant ramps to be installed should the Planning Commission find the proposed sidewalk acceptable in the locations proposed. They will hold off on reviewing financial security comments until all remaining comments from the Planning Commission have been addressed.

Betsy Logan presented the Staff comments which include the following:

- a. Provide dates of revisions to plans in the Plan Revision Box.
- b. If the sidewalk waiver along N. Front St. is approved, a six (6) foot bituminous path is preferred over four feet to allow two wheelchairs to pass each other.

Kelly and Kristen, 3410 N. 2nd St., are very concerned about drainage issues. They have been living in the neighborhood for eight years and it took five years for a drainage issue to be corrected in the past. They are also concerned about aesthetics and property value of their home overtime if the landscape is dramatically changed. Greg Rogalski will be meeting with Kelly and Kristen to allay any concerns that this project may cause.

Sam Levine, 3501 N. 2nd St., is also concerned about drainage and sewage backup. He stated that the location is known for a lot of accidents. He is concerned about the increased risk to patients heading to the medical facility as well as increased traffic issues.

Jeb Stuart, 3507 N. Front St., stated he is concerned about design and parking issues.

Commissioner REBARCHAK, 3529 N. Front St., does not support any of the waivers. She stated that it is insulting for the developers to suggest that residents walk on Bergner St. She stated that the neighborhood wants sidewalks and trees.

Jonathan Bowser moved to approve the following waivers as recommended by Township staff; seconded by Bill Thomas and unanimously approved:

- a. §19-501.J - Depth of stormwater management facilities in relation to adjacent FEMA floodplain.
- b. §19-501.K - Basin outflow discharging into floodplain tailwater analysis.
- c. §22-501.J - Requiring two means of ingress/egress to the site.
- d. §22-1107 - A six (6) sidewalk along 3401 N. Front St.

Jonathan Bowser moved to deny waiver requests from sidewalk along Bergner St. (§22-1107) and street trees along the length of the site (§22-1009.3.A.) as currently stated; seconded by Brian Moore and unanimously approved.

Jonathan Bowser moved to approve the plan based upon recommended action on the modifications/waivers subject to the following conditions:

- a. Address any remaining comments provided in the reviews by Township Staff, the Township Engineer, and the Dauphin County Planning Commission. This includes:
 1. Providing all necessary signatures on final documents.
 2. Providing financial security per the Township Engineer's Cost Opinion
 3. Providing a copy of the approved NPDES permit.
- b. Provide executed easement agreements for stormwater, utilities, and pedestrian access along N. Front St. since it is outside the right-of-way.

Seconded by Brian Moore and unanimously approved.

2. **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. No further action has been taken.

OTHER BUSINESS: None

COMMUNICATIONS:

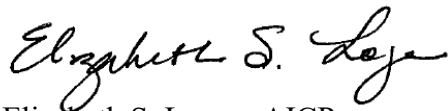
Tri-County Regional Planning Commission Update: None.

Planning Commission Members Comments: None.

Zoning & SALDO Amendments Updates: Betsy Logan provided an update. The first full draft of the zoning ordinance is complete; currently refining sections for clarify and consistency. Chapters 1 & 2 of the SALDO amendments are now complete and under review.

ADJOURNMENT: Jonathan Bowser moved the meeting be adjourned at 7:17 P.M.; seconded by Bill Thomas and unanimously approved.

Respectfully submitted,



Elizabeth S. Logan, AICP
Community & Economic Development Director