

MINUTES

SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

JUNE 28, 2021
TIME: 6:00 P.M.

Frank Chlebnikow called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, June 28, 2021 at 6:00 P.M. via video conference.

ROLL CALL:

COMMISSION MEMBERS

Frank Chlebnikow
Kerry Wilson
Jonathan Bowser
Brian Moore
Delonne Wilbourn
Bill Thomas
Mitch Kemp

TOWNSHIP PERSONNEL

Robert C. Grubic, P.E.
Alex Greenly, P.E.
Betsy Logan, DCED
Tara A. Burns, Esquire
Mike Rohrer, Zoning Administrator
Gary Rothrock, Commissioner
Tom Pyne, Commissioner
Jody Rebarchak, Commissioner

OTHERS IN ATTENDANCE: Mark DiSanto, Ben Heisey, Daniel Urie, Debbie Tramontin

PUBLIC COMMENT: None

APPROVAL OF MINUTES:

Regular Meeting Kerry Wilson moved the minutes of the Regular Meeting
May 24, 2021 held on May 24, 2021 be approved as prepared; seconded by
Jonathan Bowser, and unanimously approved.

SUBDIVISION AND LAND DEVELOPMENT PLANS:

1. ENCLAVE AT ELMERTON - A Preliminary/Final Land Development Plan for the purpose of constructing 156 townhouse dwelling units on a 25.524 acre parcel of land located on the Southern side of Elmerton Avenue. The property is located in the Business-Office-Residential (BOR) District. Current Deadline: 9/26/21

Robert Grubic stated that this is the first submission for this significant project and that comments would be related to stormwater management and administrative items. Alex Greenley stated that the plan does not contain any written waiver/modification requests. HRG comments will likely be addressed through future waiver requests specific to the sidewalk along the entire frontage of Elmerton Avenue and secondary egress. The development has over 50 dwelling units which qualifies it for a Township traffic impact study.

Betsy Logan stated that the Neighborhood Design Development was referenced in this rezoning, and it would need to go to the DRC. The developer also needs to submit a landscape plan done by a professional landscape architect.

Dauphin County is concerned about the trail across the whole property that is shown on the official map as well as the infiltration basins because the stream is badly impaired. They recommended doing some water quality in those areas.

Mark DiSanto with Triple Crown Corp stated that they entered into a Declaration of Restrictive Covenants when they went to the Board of Commissioners, and that addressed a lot of the waiver issues. They will continue to address the comments and come back next month with a significantly shorter list of comments. They hope to be able to look for a recommendation at that point.

Bill Thomas moved to table action on the plan; 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

OTHER BUSINESS: None

COMMUNICATIONS:

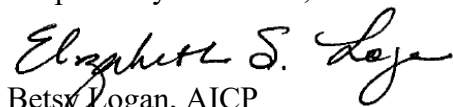
- 1. Tri-County Regional Planning Commission Update:** None

- 2. Planning Commission Members Comments:** None

3. Zoning & SALDO Amendments Updates: The full first draft for Zoning is done. They are looking at adding something into the ordinance to protect historical buildings more in terms of demolition. Betsy Logan anticipates having the draft ready for the July meeting. The draft Subdivision and Land Development Ordinance is looking at significantly changing the current submittal process to allow the Planning Commission members additional time to review the plan submissions.

ADJOURNMENT: Kerry Wilson moved the meeting be adjourned at 6:47 P.M.; seconded by Mitch Kemp and unanimously approved.

Respectfully submitted,



Betsy Logan, AICP
Community & Economic Development Director