

MINUTES

SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

JULY 22, 2019
TIME: 6:00 P.M.

Vice Chairman Kerry Wilson called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, July 22, 2019 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 – Excused
Delonne Wilbourn – Excused
James McGraw
Brett Biggica – Alternate

TOWNSHIP PERSONNEL

Tara A. Burns, Esquire
Robert C. Grubic, P.E.
Commissioner Gary Rothrock
President Frank Lynch
DCED Director Betsy Logan
Zoning Officer Michael Rohrer
Executive Assistant Jonniene Urban

OTHERS IN ATTENDANCE: Chad Zimmerman, Joe Burget, Jr., Kenneth L. Mickens, Esquire, Virginia L. Mickens, Charlotte Nelson, Al Nelson, Renee Chambers, Jasmine Chambers, Shirley Jones, Willie Lewis, Lorrie Lassiter, Patricia Patterson Lee, Dara Bostic, Eric Bostic, Kirsten Keys, Thomas Keys, Paul C. Ellis, Angela C. Ellis, Raymond Chambers, Jr., Charlie Courtney, Bud Grove and Frank Lynch.

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

PUBLIC COMMENT: None

APPROVAL OF MINUTES:

Regular Meeting
June 24, 2019

Brian Moore moved the minutes of the Regular Meeting on June 24, 2019 be approved as published; Seconded by Mitchell Kemp and unanimously approved.

SUBDIVISION AND LAND DEVELOPMENT PLANS:

HERBERT C. MOORE – A FINAL SUBDIVISION PLAN FOR THE PURPOSE OF SUBDIVIDING THREE EXISTING TRACTS OF COMMON OWNERSHIP TOTALING 4.02 ACRES INTO TWO NEW RESIDENTIAL BUILDING LOTS. THE PROPERTY IS LOCATED ON THE SOUTHEAST CORNER OF ELMERTON AVENUE AND 39TH STREET AND IS LOCATED IN THE R-2, MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT.

Joe Burget, Jr. of Burget & Associates, Inc. reviewed with Planning Commission members the Herbert C. Moore Final Subdivision Plan for the purpose of subdividing three (3)

existing tracts of common ownership totaling 4.02 acres into two (2) new residential building lots.

Mr. Burget commented the property is located on the Southeast corner of Elmerton Avenue and 39th Street in the R-2, Medium Density Residential Zoning District.

Township Engineer Robert Grubic reviewed the waiver requests, Subdivision/Land Development and General Comments with Mr. Burget.

DCED Director Betsy Logan reviewed with Mr. Burget the following Staff Comments:

- 1) Install sidewalks with the development of Lot #2.
- 2) Provide copy of PennDOT's Driveway/Local Road Permit for existing driveway accessing Elmerton Ave.
- 3) Provide Deed of Dedication and corresponding exhibit for proposed dedication of Right-of-Way.

Mitchell Kemp moved to approve the following waivers:

- 1) §22-404 Preliminary Plan Procedure
- 2) §22-403.B.5 Drawing Scale
- 3) §22-1102 Monuments

Seconded by Brian Moore and unanimously approved.

James McGraw moved to recommend approval of the Plan to the Board of Commissioners contingent on the approval of the following conditions:

- 1) Sidewalks are required to be installed on Lot #2.
- 2) A Sewer Easement is to be provided on the Plans for the adjacent lots.
- 3) Address all remaining comments provided by Township Staff, the Township Engineer and Dauphin County Planning Commission.

Seconded by Brian Moore and unanimously approved.

SOLID ROCK MISSIONARY BAPTIST CHURCH – A PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR THE PURPOSE OF CONSTRUCTING A WORSHIP AND COMMUNITY CENTER AT 2400 LOCUST LANE. THE PROPERTY CONTAINS 4.59 ACRES AND IS LOCATED IN THE R-4, RESIDENTIAL URBAN DISTRICT.

Bud Grove of Skelly & Loy, Inc. reviewed with Planning Commission members the Solid Rock Missionary Baptist Church Preliminary/Final Land Development Plan for the purpose of constructing a worship and community center at 2400 Locust Lane.

Mr. Grove remarked the property contains 4.59 acres and is located in the R-4, Residential Urban District.

Mr. Grove reported the applicant is proposing to construct a 12,600 square foot building to be used as a worship and community center.

Mr. Grove reported there will be 110 parking spaces, six of which are handicapped with additional overflow parking in the rear of the property plus a 24' x 60' pavilion.

Township Engineer Robert Grubic reviewed the Required Agency Approvals, Administrative Items, Stormwater Management, Subdivision/Land Development and the waiver request comments with Mr. Grove.

DCED Director Betsy Logan reviewed with Mr. Grove the following Staff Comments:

- 1) Provide Street Lighting Facilities.
- 2) Provide low-level pedestrian lighting for sidewalk.
- 3) Sidewalk should be the length of the property.
- 4) Install a crosswalk across Locust Lane to improve walkability for church pedestrians.

Mitchell Kemp moved to approve the following waivers:

- 1) §22-404 Preliminary Plan Procedure
- 2) §22-1107 Partial sidewalk with the condition that a contribution is provided to the Township in an amount equal to or approaching the cost of the sidewalk to the Township for future sidewalk projects within the Township.

Seconded by Brett Biggica and unanimously approved.

The Planning Commission did NOT provide a recommendation on these waivers:

- 1) §22-407.1.A.(9) Street Lighting Facilities
- 2) §22-506.A.(5)(d) Low-level pedestrian lighting for sidewalk

Brian Moore moved to recommend approval of the Plan to the Board of Commissioners contingent on the approval of the following condition:

- 1) Address all remaining comments provided by Township Staff, the Township Engineer and Dauphin County Planning Commission.

Seconded by Mitchell Kemp and unanimously approved.

BOULDER RIDGE LOTS 17 & 18 – A FINAL SUBDIVISION PLAN FOR THE PURPOSE OF CONSOLIDATING TWO EXISTING LOTS (17 & 18) INTO ONE NEW SINGLE LOT BETWEEN 1873 AND 1891 MOUNTAINVIEW ROAD. THE PROPERTY CONTAINS 1.66 ACRES AND IS LOCATED IN THE R-1, LOW DENSITY RESIDENTIAL ZONING DISTRICT.

Chad Zimmerman of Dawood Engineers presented to Planning Commission members the Final Subdivision Plan for the purpose of consolidating two existing lots (17 & 18) into one new single lot between 1873 and 1891 Mountainview Road.

Mr. Zimmerman remarked the property contains 1.66 acres and is located in the R-1, Low Density Residential Zoning District.

Mr. Zimmerman informed the Planning Commission members the applicant is requesting the following waivers:

- 1) §22-404 Preliminary Plan Procedure
- 2) §22-403.B.5 Drawing Scale

Township Engineer Robert Grubic reviewed the Subdivision/Land Development and Administrative Items comments with Mr. Zimmerman.

DCED Director Betsy Logan reviewed with Mr. Zimmerman the following Staff Comments:

- 1) Provide a Note on the Plan that the street address number must comply with §22-1112.
- 2) Approve the Final Minor Subdivision Plan for the consolidation of Lot #17 and Lot #18.

Mitchell Kemp moved to approve the following waivers:

- 1) §22-404 Preliminary Plan Procedure
- 2) §22-403.B.5 Drawing Scale

Seconded by James McGraw and unanimously approved.

James McGraw moved to recommend approval of the Plan to the Board of Commissioners contingent on the approval of the following condition:

- 1) Address all remaining comments provided by Township Staff, the Township Engineer and Dauphin County Planning Commission.

Seconded by Mitchell Kemp and unanimously approved.

**NEIGHBORHOOD DESIGN DEVELOPMENT ORDINANCE AMENDMENT –
ESTABLISH A NEW PERMITTED USE IN THE R-2 RESIDENTIAL ZONING
DISTRICT AND ESTABLISH SPECIFIC STANDARDS FOR NEIGHBORHOOD
DESIGN DEVELOPMENT USE.**

Attorney Charlie Courtney of McNees, Wallace & Nurick, LLC reviewed with Planning Commission members the proposed Zoning Ordinance Text Amendment to establish a new permitted use in the R-2 Zoning District and establish specific standards for Neighborhood Design Development.

Mr. Courtney remarked to Planning Commission members Charter Homes owns approximately 23-acres of land located South of Reichert Road.

Mr. Courtney commented to Planning Commission members the applicant would like to establish an 80-unit single family detached innovative residential neighborhood that emphasizes design by incorporating architectural and streetscape standards.

Mr. Courtney reviewed with Planning Commission members the following: 1) General Comments, 2) Conditions of Eligibility, 3) Submission Requirements, 4) Key Design Elements and 5) Dwelling, Bulk and Area Regulations.

NO Action was taken by Planning Commission members on the proposed Zoning Ordinance Text Amendment.

OLD BUSINESS: None

NEW BUSINESS: None

COMMUNICATIONS:

Tri-County Regional Planning Commission Update: None

Planning Commission Members Comments: None

ADJOURNMENT:

Mitchell Kemp moved the meeting be adjourned at 7:20 P.M.; Seconded by James McGraw and unanimously approved.

Respectfully submitted,

Jonniene Urban
Executive Assistant