

MINUTES

SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

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

Frank Chlebnikow called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, July 26, 2021 at 6:00 P.M. via in-person/video conference.

ROLL CALL:

COMMISSION MEMBERS

Frank Chlebnikow

Kerry Wilson

Jonathan Bowser

Brian Moore

Delonne Wilbourn- Virtual

Bill Thomas - Virtual

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

Jody Rebarchak, Commissioner

OTHERS IN ATTENDANCE: Tanya Leshko, Sheila Heapes, John Heapes, Lauren Kelley, Chris DiSanto, Megan Karns, Catherine Wilsbach, Debbie Tramontin, Nicole Conway

PUBLIC COMMENT: None

APPROVAL OF MINUTES:

Regular Meeting
June 28, 2021

Jonathan Bowser moved the minutes of the Regular Meeting held on June 28, 2021 be approved as prepared; seconded by Kerry Wilson 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. (Ward 7) Current Deadline: 9/26/21

Chris DiSanto requested to table the plan to allow them to work through the comments and clean things up. They will be back on August 23, 2021 with a cleaner plan and will look for approval at that point.

A motion was not required as the plan was tabled at the last meeting.

2. COFFMAN & GROSSNICKLE - A Preliminary/Final Minor Subdivision and Lot-Addition Plan for the purpose of subdividing a 1.285 acre tract to create a new 0.432 acre lot and adjoining it to the adjacent tract. The properties are located at 1015 Wilhelm Road and 3512 Beaufort Street in the Medium Density Residential (R-2) District. (Ward 5)
Current Deadline: 10/24/21

Betsy Logan stated that the Township Staff's comments were minor. However, she wanted to note that a sidewalk waiver is not required in single lot residential developments of no more than three units when more than 75% of the property, both in number of lots on the side to be developed and in frontage on the side to be developed between the closest intersecting streets has been developed without sidewalks and where there are no sidewalks on the lots on either side of the lot to be developed. [§22-1107(H)]

Robert Grubic provided an overview of the HRG's comments which include:

1. The site location and Beaufort Street are misidentified within the Location Map. Please reconcile.
2. Identify the municipal boundary line within the Location Map.
3. Provide a property marker at northwest corner of Reconfigured Lot 3.
4. Provide a note stating, in effect, all monuments and markers are set or will be set prior to final plan recording.
5. The side yard setback on the western portion of reconfigured Lot 2 is labeled as the rear yard setback. Please reconcile.
6. Wilhelm Road is spelled incorrectly in General Note 2.

Mitch Kemp moved to recommend approval of the requested waiver Section 22-404 Preliminary Plan Procedure; seconded by Jonathan Bowser and unanimously approved.

Kerry Wilson moved to recommend approval of the plan subject to the Township, HRG, and Dauphin County Planning Commission comments; seconded by Mitch Kemp and unanimously approved.

3. SUSQUEHANNA UNION GREEN PHASES IIIA & IIIB - A Final Land Development Plan for the purpose of constructing 120 multi-family dwelling units on a 3.44-acre section of the Susquehanna Union Green Development. The property is located along the east side of North Progress Avenue between Union Green Way and Garrison Avenue in the Traditional Neighborhood Development 1 (TND-1) District. (Ward 9)
Current Deadline: 10/24/21

Betsy Logan highlighted some Township Staff comments which include:

1. As submitted, the buildings each contain 24 units. A maximum of 18 units per building is allowed. Revise, plan, amendment text, or request a variance.
2. Regulating plan to be updated through text amendment before plan approval occurs.
3. Provide updates to the traffic study to reflect the change in use. A traffic study is required for residential projects with 50 or more dwelling units.

Alex Greenly discussed the HRG comments focusing on providing parking lot lighting and a photometric map, as well as providing stop signs at the parking lot.

The Township Staff recommended no action be taken on the plan at this meeting to allow for the text amendment, DRC comments, and zoning issues to be resolved.

Brian Moore moved to table action on the plan; seconded by Mitch Kemp and unanimously approved.

4. 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: 10/19/21

OTHER BUSINESS:

1. Zoning Amendment to §27-1906.3.D. to increase the maximum acre percentage allowed for multiple family uses.

Jonathan Bowser moved to recommend approval of the text amendment subject to Dauphin County comments; seconded by Brian Moore and unanimously approved.

Frank Lynch was excused at 7:03 P.M. and Kerry Wilson took over.

COMMUNICATIONS:

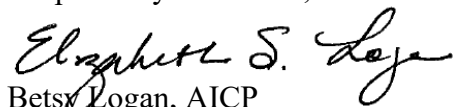
1. **Tri-County Regional Planning Commission Update:** None

2. **Planning Commission Members Comments:** None

3. **Zoning & SALDO Amendments Updates:** Betsy Logan stated that almost all of the chapters are done for both Zoning & SALDO Amendments.

ADJOURNMENT: Jonathan Bowser moved the meeting be adjourned at 7:25 P.M.; seconded by Mitch Kemp and unanimously approved.

Respectfully submitted,



Betsy Logan, AICP
Community & Economic Development Director