

**MINUTES**

**SUSQUEHANNA TOWNSHIP  
PLANNING COMMISSION**

**AUGUST 23, 2021  
TIME: 6:10 P.M.**

Frank Chlebnikow called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, August 23, 2021 at 6:10 P.M. via in-person/video conference.

Tara Burns confirmed that the Planning Commission has a quorum for tonight's meeting as there is no requirement for the members to attend in-person.

**ROLL CALL:**

**COMMISSION MEMBERS**

**TOWNSHIP PERSONNEL**

Frank Chlebnikow

Robert C. Grubic, P.E.

Kerry Wilson

Alex Greenly, P.E

Brian Moore

Betsy Logan, DCED

Jonathan Bowser - Virtual

Tara A. Burns, Esquire

Lauren Weaver, TCRPC - Virtual

**OTHERS IN ATTENDANCE:** Greg Holtzman, Chris DiSanto, Catherine Wilsbach, Bryan, Nicole Conway, Ralph Vartan, Chelsea Courtney

**PUBLIC COMMENT:** None

**APPROVAL OF MINUTES:**

Regular Meeting      Kerry Wilson moved the minutes of the Regular Meeting  
July 26, 2021            held on July 26, 2021 be approved as prepared; seconded by  
Jonathan Bowser and unanimously approved.

**SUBDIVISION AND LAND DEVELOPMENT PLANS:**

**1. TOMMY'S EXPRESS CAR WASH** - A Preliminary/Final Land Development Plan for the purpose of constructing a new 4,551 square foot car wash. The property is located at 3523 Union Deposit Road in the Commercial Highway (CH) Zoning District. (Ward) Current Deadline 11/21/21

Greg Holtzman from BL Companies provided an overview of the plan. Betsy Logan stated that there are no significant Staff comments other than a verification that none of the parking is in a setback. Alex Greenly stated that the HRG comments are quite extensive and relate to stormwater, traffic, etc. There are also landscaping, buffering, and screening requirements that need to be addressed. Lauren Weaver stated that Dauphin County does not have any further comments that haven't been addressed by HRG and Staff.

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

**2. 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

Township Staff recommends approval of the following waivers/modifications:

1. §22-1107 - Sidewalk along Elmerton Avenue with the following conditions:
  - a. A trail is provided along Elmerton Avenue from the project site to Veteran's Park.
  - b. A trail is provided to the Greenbelt to the rear of the property.
  - c. Right-of-way along Elmerton Avenue is dedicated to the Township for future connectivity.

Kerry Wilson moved to recommend approval of the requested waiver subject to the conditions outlined by Township Staff; seconded by Jonathan Bowser and unanimously approved.

2. §22-1106.F - Curbing required in front of building 1-6
3. §22-501.7 - Provide two separate points of ingress and egress
4. §22-1004.D - Grading on sloping lands 15% or greater with fills greater than 12 feet.
5. §22-404 - Preliminary Plan Procedure

Kerry Wilson moved to recommend approval of the rest of the requested waivers; seconded by Brian Moore and unanimously approved.

Township Staff recommends approval of the plan with the following conditions:

1. Address all remaining comments provided in the following correspondence:

DRC - TCS, Inc.	August 17, 2021
Township Engineer - HRG, Inc.	August 20, 2021
Dauphin County Planning Commission	July 26, 2021
2. The plan is not scheduled for review by the Board of Commissioners until after the outstanding DRC comments are addressed.
3. Provide the following items to the DRC prior to the building permit submittal. No permits will be released until the DRC (or Township Planning Consultant, TCA) has verified all the plans meet the Design Guidelines. All fees from TCA's review are required to be paid by the applicant.
  - a. Building elevations (all four sides), colored.
  - b. Specifications for pocket park and open space amenities.
4. Provide easement agreements for pedestrian access to trails, conservation easements, and stormwater management facilities before plan recording. [§22-503.1]
5. Provide Recreation Fee in Lieu prior to plan recording as approved by the Township Board. [§22-1007.5]

Kerry Wilson moved to recommend approval of the plan subject to the conditions outlined by Township Staff; seconded by Brian Moore 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*

Township Staff recommends approval of the plan with the following conditions:

1. Address all remaining comments provided in the following correspondence:
  - a. DRC - TCA, Inc. August 17, 2021
  - b. Township Engineer - HRG, Inc. August 20, 2021
  - c. Dauphin County Planning Commission July 26, 2021
2. The plan is not scheduled for review by the Board of Commissioners until after the outstanding DRC comments are addressed.
3. Provide Recreation Fee in Lieu prior to plan recording as approved by the Township Board. [§22-1007.5]
4. No permits will be released until the DRC (or Township Planning Consultant, TCA) has verified all the plans meet the Design Guidelines. All fees from TCA's review are required to be paid by the applicant.

Brian Moore moved to recommend approval of the plan subject to the four items identified in the Township memo; seconded by Kerry Wilson 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 Ordinance Amendment to §27-2039 related to wireless facilities. Betsy Logan will email the draft amendment from Cohen Law Group to the Planning Commission members.

**COMMUNICATIONS:**

1. **Tri-County Regional Planning Commission Update:** None
2. **Planning Commission Members Comments:** None
3. **Zoning & SALDO Amendments Updates:** Betsy Logan stated that minor changes are being made to the Zoning Ordinance. They are finishing up the Subdivision and Land Development Ordinance because the requirements for parking is being moved to the SALDO. These two will have to be submitted to the Planning Commission together to be adopted at the same time.

**ADJOURNMENT:** Kerry Wilson moved the meeting to be adjourned at 6:48 P.M.; seconded by Brian Moore and unanimously approved.

Respectfully submitted,



Betsy Logan, AICP  
Community & Economic Development Director