

## MINUTES

### SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

AUGUST 24, 2020  
TIME: 6:00 P.M.

Chairman Frank Chlebnikow called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, August 24, 2020 at 6:02 P.M. via a video conference.

#### ROLL CALL: COMMISSION MEMBERS

Frank Chlebnikow  
Mitchell Kemp – Excused  
Brian Moore  
Kerry Wilson  
Jonathan Bowser  
William Thomas – Excused  
Delonne Wilbourn

#### TOWNSHIP PERSONNEL

Tara A. Burns, Esquire  
Robert C. Grubic, P.E.  
DCED Director Betsy Logan  
Commissioner Gary Rothrock  
Lauren Weaver, TCRPC  
Fire Marshal George Drees

**OTHERS IN ATTENDANCE:** Mark DiSanto, Chris DiSanto, Nic DiSanto, Charles Courtney, Robert Fisher, Dave Kegerize, Anthony Faranda-Diedrich, Stuart Sacks, Randy Shearer, Randy Pajovich, Dr. Roger Bucs, Elaine Bucs, Anu Upadhyaya, Mary Helfrich and William Miller.

**PUBLIC COMMENT:** None

#### APPROVAL OF MINUTES:

Regular Meeting  
July 27, 2020

Brian Moore moved the minutes of the Regular Meeting held on July 27, 2020 be approved as published; Seconded by Kerry Wilson.

Motion carried 4-0. Chairman Chlebnikow abstained from voting because he did not attend the meeting last month.

#### SUBDIVISION AND LAND DEVELOPMENT PLANS:

**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.**

Attorney Stuart Sacks presented Planning Commission members the Final Subdivision Plan for the purpose of subdividing off all “withdrawal” land from the Houses at Oakhurst Condominiums.

Attorney Sacks remarked the new lot that will contain 9.33 acres is located in the R-4, Residential Urban District and the BOR, Business-Office-Residential District.

Attorney Sacks commented the Agreement of Sale with Union Deposit Corporation is being terminated and the property is going back on the market.

Attorney Sacks stated since the Agreement of Sale is being terminated the comments no longer have any relevance to concerns of the buyer who is withdrawing from the sale.

Township Engineer Grubic reviewed the Administrative Items and Subdivision/Land Development comments with Attorney Sacks.

DCED Director Betsy Logan reviewed Township comments with Attorney Sacks.

DCED Director Logan informed Attorney Sacks because all of the proposed recreation that was part of the development is no longer being proposed then a recreation fee would have to be provided for the existing dwellings.

Attorney Sacks discussed the fee-in-lieu of amounts with Director Logan.

Lauren Weaver of Tri-County Regional Planning Commission remarked she had no additional comments.

DCED Director Logan remarked there is one (1) waiver request for only allowing 1-point of ingress and egress.

DCED Director Logan stated today the Township received the attached letter from the Home Owners Association.

Mary Helfrich remarked she is listening to the meeting on behalf of the residents because she works for Susquehanna Realty who represents Houses at Oakhurst Condominiums.

Anu Upadhyaya of 118 Blue Ridge Circle commented she was asked to speak on behalf of the concerned owners who are opposed to the Final Subdivision Plan because of the flooding and stormwater runoff created from Lot #1.

Fire Marshal George Drees stated he is against the waiver request because there needs to be a secondary means of ingress and egress.

William Miller of 128 Blue Ridge Circle stated he is concerned about the additional fees condo owners paid for snow removal because the road was never completed.

The Planning Commission members were opposed to the waiver request to allow only 1-point of ingress and egress.

No Action was taken on the Plan which was Tabled at a previous Planning Commission meeting.

**LAUREL HILL – A FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN FOR THE PURPOSE OF CONSTRUCTING 80 NEW DWELLING UNITS. THE PROPERTY CONTAINS 24.2 ACRES AND IS ZONED R-2, MEDIUM DENSITY RESIDENTIAL. THE PROPERTY IS LOCATED WEST OF BRADLEY DRIVE AND DRIFTSTONE DRIVE.**

Anthony Faranda-Diedrich of Charter Homes, Inc. presented Planning Commission members the Final Subdivision and Land Development Plan for the purpose of constructing 80 new dwelling units.

Mr. Faranda-Diedrich stated the property which contains 24.2 acres is zoned R-2, Medium Density Residential and is located West of Bradley Drive and Driftstone Drive.

Township Engineer Grubic reviewed the Required Agency Approval, Stormwater Management, Subdivision/Land Development and Administrative Items comments with Mr. Faranda-Diedrich.

DCED Director Betsy Logan reviewed Township comments with Mr. Faranda-Diedrich.

Lauren Weaver of Tri-County Regional Planning Commission remarked she had no additional comments.

Chairman Chlebnikow stated he is NOT in support of the waiver request for fee in-lieu-of and Mr. Faranda-Diedrich remarked Charter Homes, Inc. will withdraw that waiver request.

Jonathan Bowser moved to approve the following waivers:

- 1) §22-404 Preliminary Plan Requirement
- 2) §22-1106.A – Curbing. Applicant is proposing slant curbing instead of straight curbing
- 3) §22-1109 – Allow a 3' 10" planting strip between the sidewalk and back of curb instead of 6 feet

Seconded by Brian Moore and unanimously approved.

Jonathan Bowser moved to recommend approval of the Plan to the Board of Commissioners contingent on the approval of the following condition:

- 1) All outstanding comments provided by Township Staff, the Township Engineer, TCA, Inc., and the Dauphin County Planning Commission are addressed.

Seconded by Brian Moore and unanimously approved.

**TABLED – RICHARD & CONNIE HUBER – A PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN FOR THE PURPOSE OF COMBINING TWO EXISTING TRACTS INTO ONE LOT. THE NEW LOT WOULD BE DEVELOPED WITH A 4,300 SQUARE FOOT OFFICE BUILDING AND A 4,000 SQUARE FOOT RESIDENTIAL BUILDING WITH ACCESSORY PARKING AND STORAGE. A 1,400 SQUARE FOOT ACCESSORY BUILDING IS ALSO PROPOSED. THE PROPERTY CONTAINS 1.62 ACRES AND IS ZONED BOR, BUSINESS-OFFICE-RESIDENTIAL.**

The Plan was Tabled at a previous Planning Commission meeting. No further action has been taken.

**OTHER BUSINESS:**

**ZONING MAP AMENDMENT OF PARCEL 62-023-096 – TRIPLE CROWN CORPORATION, INC. IS REQUESTING TO REZONE A 25.61 ACRE PARCEL OF LAND LOCATED ON THE SOUTHERN SIDE OF ELMERTON AVENUE FROM MEDIUM DENSITY RESIDENTIAL (R-2) TO BUSINESS-OFFICE-RESIDENTIAL (BOR) IN ORDER TO DEVELOP TOWNHOUSES.**

Attorney Charles Courtney of McNees Wallace & Nurick, LLC representing Triple Crown Corporation, Inc. along with Mark, Nic and Chris DiSanto reviewed with Planning Commission members the Zoning Map Amendment request to rezone about 26 acres located on the Southern side of Elmerton Avenue from (R-2) Medium Density Residential to (BOR) Business-Office-Residential.

Attorney Courtney commented to Planning Commission members the reason for the request is for the applicant to build 156 townhomes to be known as The Enclave at Elmerton which will be rental units.

Mark DiSanto remarked to Planning Commission members the fully walkable community will include a clubhouse and swimming pool.

Mr. DiSanto explained residents living in the community will be able to walk to CVS and other retail stores along Progress Avenue.

Mr. DiSanto stated the community will also have easy access to Veterans Park and the Capital Area Greenbelt.

Mr. DiSanto highlighted the changes made to the proposed rezoning Amendment.

Commissioner Rothrock questioned the impact the rezoning will have on the Susquehanna Township School District with the additional amount of students attending classes.

Fire Marshal George Drees discussed the 2-points of access in and out of the development with Mr. DiSanto.

Vice Chairman Kerry Wilson expressed his concern about the increase in traffic the development will generate.

No Action was taken on the proposed rezoning Amendment by the Planning Commission members.

## **COMMUNICATIONS:**

### **Tri-County Regional Planning Commission Update:**

Chairman Frank Chlebnikow reminded the members of the Planning Commission that Tri-County Regional Planning Commission will hold their 2020 Annual Luncheon via Zoom on Thursday, October 1, 2020 from 11:30 A.M. to 12:45 P.M.

### **Planning Commission Members Comments:**

Brian Moore commented he has been really disappointed in how the open space requirements are being handled with the past two (2) Neighborhood Design Development Plans.

Commissioner Gary Rothrock remarked he agrees with Brian Moore's comment and he too would like to see changes made.

DCED Director Betsy Logan stated she hopes to improve open space requirements in the future.

Jonathan Bowser commented he also agrees with the comment regarding open space requirements.

**Zoning & SALDO Amendments Updates:**

DCED Director Betsy Logan reported the Official Map Draft should be available in September for the Planning Commission to review.

Director Logan remarked the Township is working now on Zoning. The big discussion point is going a full form base code versus a hybrid model.

Director Logan stated Michael Baker International is doing the master plan for the State Hospital grounds.

**ADJOURNMENT:**

Brian Moore moved the meeting be adjourned at 8:48 P.M.; Seconded by Jonathan Bowser and unanimously approved.

Respectfully submitted,

Jonniene Urban  
Executive Assistant

**\*\*Houses at Oakhurst HOA Letter Attached**