

MINUTES

SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

APRIL 25, 2022
TIME: 6:00 P.M.

Kerry Wilson called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, April 25, 2022, at 6:06 P.M. via in-person/video conference.

ROLL CALL:

COMMISSION MEMBERS

Kerry Wilson
Mitchell Kemp - excused
Brian Moore
William Thomas
Jonathan Bowser
Delonne Wilbourn - excused
Frank Chlebnikow - excused

TOWNSHIP PERSONNEL

David Pribulka, Township Manager
Betsy Logan, Asst. Township Manager
Morgan Madden, Esquire
Gary Rothrock, Commissioner
Alex Greenly, P.E.
Kyle Snyder, TCRPC
Kathy Fry, Administrative Assistant

OTHERS IN ATTENDANCE: Adam Keiper, Matt Fisher, Stuart Sacks, Robert Jack, Amanda Wolfe, Eric Williams, Christian Donocan, Kathy Seig, Evelyn Hershey, Rosalyn Gabriel, Fred Faylona, Jose Arcadi Bidosa, Matt Weaver

PUBLIC COMMENT: Kerry Wilson asked that all Public Comment regarding agenda items be held until that item is discussed.

APPROVAL OF MINUTES:

Kerry Wilson moved the minutes of the Regular Meeting held on January 24, 2022 be approved with a correction; seconded by Brian Moore, and unanimously approved.

SUBDIVISION AND LAND DEVELOPMENT PLANS:

2. 3801 WALNUT ST - - A Final Land Development Plan for the purpose of removing an existing building and adding a 1,765 square foot addition to the existing convenience store. The addition will contain a restaurant with an ancillary drive-through lane. The project is located on a 25,435 square foot lot in the MU-1, Mixed Use 1 and R-3, Urban Residential (Ward 6) Current Deadline:07/24/22

Adam Keiper, the Engineer for the plan reported that this is a half-acre lot, with a convenience store located on it. Variances for a drive-through facility and set back area were obtained in April, 2021.

Mr. Greenly, Township Engineer gave an outline of the Zoning and Engineering comments from the Township. These highlights included the circulation and stacking plans for the

drive-through, the landscaping plan, as well as the parking and setback lines. He stated that there is some confusion as to the parcel numbers on the plan as they do not correspond with the County's parcel numbers. He also stated that the need to do a lot consolidation as there are two separate lots with the deeds in two different names.

Betsy Logan, Assistant Township Manager added that this plan does not meet the Township Zoning Ordinance requirements and this will need to be done before any action can be taken.

William Thomas inquired about the requirements for gaming and gambling in convenience stores. He is concerned that the number of machines in the store would increase if the building is expanded. Betsy Logan stated that licensing would need to be done on a yearly basis for any establishment that contains these types of machines.

Public Comment: Kathy Seig, 3810 Locust Lane, was in attendance to voice the concerns she has regarding this project. She currently owns a home which contains a salon across from the convenience store. She is greatly concerned with cars using her parking lot to gain access to the store as it could endanger her clients. Other concerns included trash, rodents, noise, stormwater runoff, increased traffic, and large trucks in the alley making deliveries. Betsy Logan, Assistant Township Manager stated that all of her concerns are addressed in the Township and Engineer's reviews. Vice Chairman Wilson suggested that Light-Heigel meet with Kathy Seig and any other concerned party.

Planning Commissioner Bowser moved to table the 3801 Walnut Street Final Development Plan; seconded by Planning Commissioner Thomas and unanimously approved.

3. RUSSELL DR – LOT 2– A Final Subdivision Plan for the purpose of developing a 78-unit multi-family residential development. The project is located in the BOR, Business-Office-Residential District on a 6.639-acre lot. (Ward 4) Current Deadline: 7/24/22

Matt Fisher of Triple Crown was in attendance and confirmed that he received the comments from the township that will be answered. He reported that this is a 6.639 acre lot with two apartments consisting of 78 units for residents aged 62 and over.

The Zoning Officer and Engineer discussed with Mr. Fisher the need for a waiver for sidewalks, changes to parking, access to the buildings for emergency equipment, possible need for a traffic study and a Highway Occupancy Permit.

Board of Commissioner Rothrock stated that sidewalks or walking paths would be a great help to the residents.

Planning Commissioner Bowser moved to table the Russell Dr., Lot 2 Plan; seconded by Planning Commissioner Thomas.

Public Comment: There was no public comment in regards to this plan.

The motion was unanimously approved.

1. HOUSES AT OAKHURST CONDOMINIMUMS – A Final Subdivision Plan for the purpose of subdividing of all “withdrawable” land from the Houses at Oakhurst Condominimums. 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: 07/16/2022

Stuart Sacks, Attorney for the property owner OM Real Estate Ventures was in attendance to give an overview and answer questions. He stated that he would not be able to answer any of the technical questions regarding the plan.

Mr. Sacks stated that over the last two years, he has been trying to have contact with the Oakhurst Condominium Association and hopes that they will be able to meet. He highlighted that this project began in the 1990's and was scheduled to be completed in the early 2000's. Since the beginning of this plan, Zoning requirements have changed and they have tried to address stormwater issues that the Condominium Association has raised. They also have an alternate plan to add a two lane driveway at the northeast corner to address emergency concerns and to add a driveway for an exit point for residents.

Public Comment:

Jonathan Weaver, 108 Blue Ridge Circle, who has been involved with the Condominium Association for two years, expressed his concerns with the selling and subdividing of the land and the length of time that has passed since the building of the first phase of the condominiums.

Stuart Sacks stated that they have made numerous requests through the Condominium Associations attorney since 2020 and have not heard anything in return.

Betsy Logan, stated that the original plans for the condominiums had a road that looped all the way around with a recreation area. The road would need to be moved to accommodate stormwater and provide for to areas of access. She also stated that the Township received a letter from the Conominium Assoscation.

Amanda Wolfe, 406 Blue Ridge Circle spoke about her concerns with the lack of communication. The Condominium Association received a letter in Fecruary, but it did not address their concerns. She stated that stormwater runoff has been a serious issue for at least sixteen years. She stated that this runoff comes from a large pile of dirt that was left from construction. This area was never landscaped and mudslides occur during heavy rain. The foundations and patios are not settling properly due to the water runoff from the pile of dirt. At this point, \$70,000.00 in repairs have had to be done due to the stormwater runoff and the improperly installed roof caps and flashing. She also pointed out that the electric was not installed properly through the complex as the outside lights and lights on lamp posts do not work.

She stated that they are not asking for anything extravagant, and just want to have a decent discussion. They have a great deal of difficulty selling their homes due to all of the issues.

Betsy Logan was asked to summarize what was needed from a Planning Commission standpoint. She summarized that utilities, bufferyard, new condominium document, and recreational fees would need to be submitted because plan was not followed.

Board of Commissioner Gary Rothrock stated that when this issue can to light two years ago, there were two egress areas with one entrance on the north corner at Beaufort. The Condominium Association would need to grant a Right-of-Way access. He stated that he hopes that both sides can find a way to work all of this out and he encouraged them to get together and talk.

Travis Hart, no address given, stated his concerns regarding traffic and their impact on children, the nursing home next door, and the number of animals in the area. He went on to state that the roads were not completed in the area and topsoil was never hauled away. They should not be able to subdivide the property with all of the things that were not completed and all of the issues that we have been experiencing.

Amanda Wolfe provided the Planning Commissioners with signed letters from residents that address their concerns.

Planning Commissioner Bowser asked if the developer had considered holding off from the subdivision until the issues have been cleared up.

Mr. Sacks stated that he would like to have a meeting as soon as possible. He and the owner understand that things will need to go in the correct progression and the owner will live up to his obligations when the land is sold. There is an interested buyer for the land, but this sale will not proceed until the subdivision is complete.

Mr. Sacks addressed the mound of dirt behind the homes. This dirt was not left behind after construction, but was part of the plan. The area was raised to accommodate the street and Creekside.

Vice Chairman Wilson stated that this plan will need to be tabled so the developer and the Association can meet. The developer will need to meet the conditions that the Township has put forward.

Mr. Weaver asked that Mr. Sacks supply the Association with the communication that he had with the Association's attorney prior to 2021. Vice Chairman Wilson asked that this communication be supplied to the Association.

Planning Commissioner Bowser moved to table the Houses at Oakhurst Condominiums Final Subdivision Plan; seconded by Planning Commissioner Thomas and unanimously approved.

4. TABLED – 3465 N 6TH ST – This plan has been tabled for variances and a time extension has been provided.

OTHER BUSINESS:

1. Preliminary Discussion on Draft Ordinances –

Morgan Madden, Solicitor suggested that a Workshop or Special Meeting to discuss the new Zoning and Subdivision and Land Development Ordinances be scheduled. Betsy Logan asked for time to go through the comments that have been received and to make the necessary revisions to the Ordinances.

Planning Commissioner Thomas spoke of his concerns with the lack of regulations regarding the gaming machines of skill that mirror slot machines. He suggested that the Ordinance be adjusted to have more regulation over these machines. At this point, the money they earn on these machines is not taxed.

The Planning Commissioners also discussed the lack of taxing on the proceeds from these machines and the safety concerns of people congregating around the machines.

COMMUNICATIONS:

1. Tri-County Regional Planning Commission Update:

Kyle Snyder introduced himself as the new representative from the TCRPC. He gave an update on the Planning Toolkit Model Ordinance, upcoming transportation grants in the County, and the Transportation Implementation Plan.

He also reported that the Regular Transportation Plan is looking for a region to be funded as they are currently lacking projects. The Township can go directly onto the TCRPC website to submit their needs.

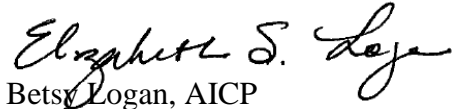
2. Planning Commission Members Comments:

New Personnel Update: Betsy Logan introduced David Pribulka, the new Township Manager. He was welcomed by the members of the Planning Commission. She also informed the Planning Commission members that we have a new Community Planner starting on May 23, 2022.

Grant Application: A grant has been applied for to assist with a bike and pedestrian path. She then introduced Fred Faylona who now serves Ward 6 as Commissioner.

ADJOURNMENT: Planning Commissioner Bowser moved to adjourn the meeting. Planning Commissioner Thomas seconded the motion and the meeting was adjourned at 7:59 P.M.

Respectfully submitted,



Betsy Logan, AICP
Community & Economic Development Director