

MINUTES

SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

AUGUST 28, 2023
TIME: 6:00 P.M.

Kerry Wilson, Vice Chair called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, August 28, 2023, at 6:02 P.M. via in person/video conference.

ROLL CALL:

COMMISSION MEMBERS:

Frank Chlebnikow, Chair – Excused
Kerry Wilson, Vice Chair – Present
Mitchell Kemp – Excused
Brian Moore – Present
William Thomas – Present
Jonathan Bowser - Excused
Delonne Wilbourne - Excused
Stephen Drachler, Alternate - Present

TOWNSHIP PERSONNEL:

Betsy Logan, Assistant Township
Manager
Mack Breech, Community Planner/
Zoning Administrator
Morgan Madden, Solicitor
Gary Rothrock, Commissioner
Alex Greenly, P.E., Engineer
Ben Warner, TCRPC
Kathy Fry, Executive Assistant

OTHERS IN ATTENDANCE:

Joseph Gurney, Carl Kanaskie, Diane Kripas, Lauren Kelley, Val Stetler, and Austin Kieffer

PUBLIC COMMENT: No public comment was received at this meeting.

APPROVAL OF MINUTES:

Planning Commissioner Thomas moved that the Planning Commissioners approve the June 26, 2023, meeting minutes. The motion was seconded by Planning Commissioner Moore and then unanimously approved.

SUBDIVISION AND LAND DEVELOPMENT PLANS:

1. 4015 REICHERT ROAD – A Sketch Plan for the purpose of creating a large-scale residential development, on a potential lot, east of Crooked Hill Road. This plan calls for the creation of a large quantity single-family building lots, roadways, open space, and related site improvements. This project is located in the R-2 Zoning District. (Ward 8)

Val Stetler, Engineer, was in attendance to provide an outline of this sketch plan. In his presentation he highlighted that this will be a higher density development, connect border of property with Greenbelt, provide for the rebuilding of the bridge and the extension of Reichert Road.

Mack Breech, Community Planner noted that this will need to be a neighborhood design development and he would like to see more recreation and open areas that include trails.

Alex Greenly, Township Engineer noted that a traffic study will be required, and some lots appear to not meet the frontage requirements.

Stephen Drachler, Alternate Planning Commissioner introduced himself. He expressed his concerns with the steep slopes, and the altering of the land near lots 37-93.

Commissioner Rothrock raised the issue of water and sewer connectivity. Mr. Breech concurred that sewer and water connectivity are essential to this proposed development.

2. PENNSYLVANIA GAME COMMISSION – A Preliminary/Final Land Development Plan for the purpose of expanding the Game Commission's current facility, located at 2001 Elmerton Avenue. This plan also calls for the expansion of the on-site parking facilities, a walking path and stormwater management improvements. This project is located in the C-Conservation Zoning District. (Ward 7) Current Deadline 9/24/2023

Joe Gurney, Austin Kieffer, and Carl Kanaskie were in attendance to discuss this development plan. Mr. Gurney gave an overview of the recent Zoning Hearing Board where various exceptions and variances were granted.

Mr. Kieffer spoke regarding the modular trailer that is currently on site at this location. He stated that it is being temporarily used by biologists and was installed using the Department of Labor and Industry Standards. He noted after being questioned by Mr. Breech that the trucks that are parked by Veteran's Park are waiting for radio, lights, and siren upfits. Supply chain issues have created a lag in the procurement of the vehicles and then the equipment for the vehicles.

The discussion then turned to whether Gene Cooke Way is a Township owned road. It was noted that this road has never adopted by the Township but has been maintained by the Township. Mr. Gurney had concerns with the fact that there is no right-of-way.

The location of sidewalks and crosswalks were discussed, along with the connectivity to Veteran's Park. After some discussion, it was determined that the sidewalks would be placed on the same side of the road as the Game Commission property. A resubmittal of the plan with this modification would be required as a condition of approval.

Mr. Greenly noted that he had no additional comments on this plan at this time, but he requested more information on the Stormwater Management issues.

Ben Warner, of the Tri-County Regional Planning Commission stated that an initial review was completed, but they had not yet received the resubmittal of this plan. If the items listed in the initial review were addressed, he concurs with Township Staff.

The Waivers that were requested for this plan are as follows:

1. §22-404 - Preliminary Plan Procedures – the Plan was submitted as a Preliminary/Final Plan.
2. §22-407.1.A – Plan Size – Plan was submitted in 30” X 42” format as required by the Department of General Services, as opposed to 24” X 36” format as required by the Township’s Subdivision and Land Development Ordinance.

Planning Commissioner Moore moved that the Planning Commission recommend to the Board of Commissioners the approval of the waivers of §22-404, Preliminary Plan Procedures and §22-407.1.A. Plan Size. The motion was seconded by Planning Commissioner Thomas and then unanimously approved.

The conditions of approval were then read into the record. This includes the addition of providing modification documentation as it pertains to sidewalks on Gene Cook Way adjacent to the sidewalk at the Township’s property at Veteran’s Park.

1. All outstanding comments from the Township staff memo dated 8.16.23 and the Township Engineer’s memo dated 8.24.23 are addressed.
2. Provide a copy of the approved NPDES Permit.
3. Provide a copy of the Erosion and Sedimentation Control Plan/Report that is approved by the Dauphin County Conservation District.
4. Provide an executed Operations and Maintenance Agreement for all permanent Stormwater Management Facilities.
5. Provide executed easements for all Stormwater Management Facilities.
6. Provide financial security for the timely, proper, and complete construction of all applicable improvements, including but not limited to paving, sidewalks, curbing, Stormwater Management Facilities, erosion and sediment controls, etc. prior to the recording of the Plan.
7. Provide modification documentation as it pertains to sidewalks on Gene Cook Way adjacent to the sidewalk at the Township’s property at Veteran’s Park.

Planning Commissioner Moore moved that the Planning Commission recommend to the Board of Commissioners the conditional approval of the Pennsylvania Game Commission’s Preliminary/Final Land Development Plan. The motion was seconded by Planning Commission Alternate Drachler and then unanimously approved.

3. **3604 BEAUCREST STREET-** A Preliminary/Final Minor Subdivision Plan for the purpose of subdividing the existing 5.21-acre lot into two separate lots. Lot one would contain the existing structures/site features and be .76 acres in size. Lot two would be 5.03 acres and contain related natural features. This project is located in the R-2, Medium Density Residential Zoning District. (Ward 5) Current Deadline: 11/09/2023

Lauren Kelley was in attendance to address any comments or answer questions regarding this plan. She noted that a single home is planned to be placed on the 5-acre lot and will include the vacated "Paper Streets" on Euclid Avenue and Beaucrest Street.

Morgan Madden, Township Solicitor noted that the Township has had difficulty locating the ownership of these streets. More research will need to be done to assess if these streets are privately owned or the property of the Township.

Mack Breech, Community Planner stated that most of the Zoning comments have been addressed and all accessory structures will need to be removed prior to the plan being recorded.

Alex Greenly, Township Engineer addressed the fact that the street tree requirements are not being met regarding spacing. Ms. Kelley stated that a tree will be planted in between the two trees to comply with this comment.

Ben Warner, TCRPC stated that they concur with Township Staff on this plan.

Commissioner Rothrock inquired as to the requirements of sidewalks. It was determined that since there is a limited number of sidewalks currently in the area, that they would not be required.

Commissioner Rothrock also mentioned the sloping and wetlands on the large 5-acre lot. Ms. Kelley stated that there are no plans to alter the slopes or wetlands.

Vice Chair Wilson read into the record the waiver request for this plan:

1. §22-404, Preliminary Plan Procedures

Planning Commissioner Moore moved that the Planning Commission recommend approval by the Board of Commissioners the waiver of §22-404, Preliminary Plan Procedures. The motion was seconded by Planning Commissioner Alternate Drachler and then unanimously approved. Vice Chair Wilson then stated that the Plan for 3604 Beaucrest Street is recommended for approval.

The motion was amended to clarify that the motion was for the approval of the waiver. This amendment was approved by Planning Commission Moore and Planning Commission Alternate Drachler.

Mack Breech Community Planner discussed with Solicitor Madden the need for a Street Tree Waiver. Ms. Kelley stated that the current owner has planted dozens of trees and would have no problem with planting another tree to conform with Township requirements and therefore no waiver is needed.

The conditions of approval for the Preliminary/Final Minor Subdivision Plan for 3604 Beaucrest Street are:

1. All outstanding comments from the Township staff memo dated 8.18.23 and the Township Engineer's memo dated 8.24.23 are addressed.

2The applicant shall provide all required signatures and seals.

3. Proposed property markers and/or monuments shall be installed and then inspected by the Township Engineer, prior to the recording of the plan.

4. The applicant shall pay the required fees.

5. The unimproved rights-of-way shall be properly vacated if necessary.

Planning Commissioner Thomas moved that the Planning Commission recommend to the Board of Commissioners the conditional approval of the Final Minor Subdivision Plan for 3604 Beaucrest Street. The motion was seconded by Planning Commissioner Moore and then unanimously approved.

Vice Chair Wilson announced that items #4 through #7 on this evening's agenda were tabled prior to this meeting.

OTHER BUSINESS:

1. Update on Status of Draft Zoning and Subdivision and Land Development Ordinances.

Community Planner Breech announced that they are moving forward and hope to bring it in front of the Planning Commission at their next meeting.

COMMUNICATIONS:

1. Tri-County Regional Planning Commission Update:

Ben Warner, TCRPC, announced that the Active Transportation Plan is moving forward, and the Community Projects Awards are going to be available again this year.

2. Planning Commissioner Member's Comments:

No additional comments were received from the Planning Commissioners.

3. Staff Updates:

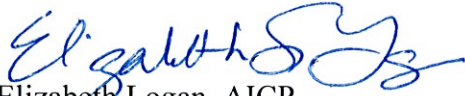
No additional information was received.

Community Planner Breech announced the Community Walk & Ride will occur on September 9, 2023. Those wishing to assist in assessing the bicycle and pedestrian assets in the Township are asked to meet at the Peachtree Restaurant at 10 A.M. He also noted that the Bike and Pedestrian Plan is making good progress.

ADJOURNMENT:

Planning Commissioner Moore moved that the Planning Commission meeting be adjourned at 7:15 P.M. The motion was seconded by Planning Commissioner Thomas and unanimously approved.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Elizabeth Logan". The signature is stylized with a large initial "E" and a long, sweeping underline.

Elizabeth Logan, AICP

Assistant Township Manager & Director of Community and Economic Development