

MINUTES

SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

NOVEMBER 23, 2020
TIME: 6:00 P.M.

Chairman Frank Chlebnikow called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, November 23, 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
Delonne Wilbourn

TOWNSHIP PERSONNEL

Tara A. Burns, Esquire
Robert C. Grubic, P.E.
DCED Director Betsy Logan
Commissioner Gary Rothrock
Commissioner Jody Rebarchak
Zoning Officer Michael Rohrer
Lauren Weaver, TCRPC
Alex Greenly, P.E.

OTHERS IN ATTENDANCE: None

PUBLIC COMMENT: None

APPROVAL OF MINUTES:

Regular Meeting
September 28, 2020

Brian Moore moved the minutes of the Regular Meeting held on September 28, 2020 be approved as published; Seconded by William Thomas and unanimously approved.

SUBDIVISION AND LAND DEVELOPMENT PLANS:

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.**

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

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.

The Plan was Tabled at the request of the applicant. No action was taken.

DRAFT OFFICIAL MAP – A DRAFT ORDINANCE AND ASSOCIATED MAP AUTHORIZING THE ADOPTION OF AN OFFICIAL MAP FOR SUSQUEHANNA TOWNSHIP.

DCED Director Betsy Logan reported the draft of the Official Map was sent out at the end of September with a deadline date of November 20, 2020 for comments.

Director Logan stated she received comments from 4 agencies, 3 adjacent municipalities and the Dauphin County Planning Commission.

Director Logan reported revisions are being made to the Official Map based on those comments and the Ordinance.

Director Logan remarked hopefully at the December Planning Commission meeting a recommendation will be made to the Board of Commissioners on the Official Map.

Kerry Wilson asked about adding streams and trails such as Asylum Run.

Frank Chlebnikow asked about removal of steep slopes and the definition of cultural resources.

Mr. Chlebnikow also asked about showing Wildwood Park.

Commissioner Rebarchak remarked Theatre Harrisburg and the Jewish Community Center are examples of cultural resources in Susquehanna Township.

Chairman Chlebnikow asked about adding schools and employment centers plus sidewalk connections.

Commissioner Rebarchak questioned if parcels adjacent to Stabler Park were added to the map as proposed parks.

Chairman Chlebnikow asked Director Logan to get information from the School District as to what neighborhoods are classified as walking neighborhoods.

Director Logan stated she will submit the comments discussed tonight to Michael Baker so they can come up with a revised draft fairly quickly.

COMMUNICATIONS:

Tri-County Regional Planning Commission Update:

Lauren Weaver of the Tri-County Planning Commission informed Planning Commission members that HATS is in the process of updating the Regional Transportation Plan which should be out for review the middle of next year.

Planning Commission Members Comments: None

Zoning & SALDO Amendments Updates:

DCED Director Betsy Logan reported a meeting was held this afternoon to start work on the first chapter of the Zoning Ordinance to make sure the information is accurate.

Director Logan reported the Township will start working on the SALDO in a few months.

ADJOURNMENT:

Jonathan Bowser moved the meeting be adjourned at 6:36 P.M.; Seconded by Kerry Wilson and unanimously approved.

Respectfully submitted,

Jonniene Urban
Executive Assistant