

MINUTES

SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

DECEMBER 20, 2021
TIME: 6:00 P.M.

Kerry Wilson called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, December 20, 2021, at 6:01 P.M. via in-person/video conference.

ROLL CALL:

COMMISSION MEMBERS

Kerry Wilson
Mitchell Kemp
Brian Moore
William Thomas
Jonathan Bowser - absent
Delonne Wilbourn
Frank Chlebnikow (Virtual)

TOWNSHIP PERSONNEL

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

OTHERS IN ATTENDANCE: Adam Davis, Tommy's Car Wash

PUBLIC COMMENT: None

APPROVAL OF MINUTES:

Bill Thomas moved the minutes of the Regular Meeting held on November 22, 2021 be approved as prepared, seconded by Mitch Kemp, 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 5) Current Deadline 03/04/2022

Adam Davis gave an overview of the plan, including the site entrances, traffic, zoning relief was requested and approved, and offsite surface stormwater retention is being proposed. He also stated that a Highway Occupancy Permit will need to be obtained from PennDOT for the entrance. Bob Grubic stated that time frames should be defined for deferrals when a Highway Occupancy Permit is required. Betsy Logan, reported that all Township comments have been addressed.

Frank Chlebnikow stated that he did not recall recommending deferments for sidewalks as they are normally part of the plan. He is concerned that moving forward with construction

prior to HOP being obtained could open the Township up to more sidewalk deferrals in the future. Betsy Logan stated that a sidewalk waiver should be listed under waivers, and it should only be granted for the western side. A separate note, not located under waivers should state that the HOP was deferred for eighteen months.

Mitchell Kemp moved to recommend waiving the preliminary plan requirement for Tommy's Express Car Wash; seconded by Brian Moore and unanimously approved.

Brian Moore moved to waive the sidewalk requirement on the western side (southbound lane) of Able Drive for Tommy's Express Car Wash; seconded by Bill Thomas and unanimously approved.

Mitchell Kemp moved to recommend approval of the plan for Tommy's Express Car Wash to the Board of Commissioners subject to the comments contained in the Township Engineer's letter dated December 16, 2021; seconded by Bill Thomas and unanimously approved. Conditions include:

- A. Include turning movement count data for all hours observed at all three study intersections.
- B. Provide queue analysis within the site or consider eliminating the proposed access due to its close proximity to Union Deposit Road.
- C. Due to the proposed driveway's close proximity to Union Deposit Road and no permit existing for Able Drive, a local road HOP should be pursued for Able Drive.
- D. Consider supplementing the existing stop sign at Union Deposit Road and Able Drive with an "All Traffic Must Turn Right" (R3-7-1R) sign.
- E. Evaluate the proper traffic control signage at the rear access driveway.
- F. An HOP should be pursued for the sidewalk at the corner of Union Deposit Road and Able Drive.

2. **TABLED - BLUE MOUNTAIN COMMONS** - A Preliminary/Final Subdivision Plan for the purpose of subdividing a 0.74 acre lot (Lot #2), from the main parcel which contains 23.19 acres (Lot #1). The property is located at 2300 Linglestown Road in the CH, Commercial Highway District. (Ward 9) Current Deadline 1/23/2022

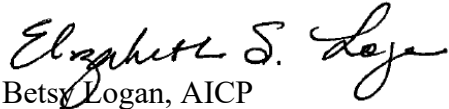
OTHER BUSINESS: None

COMMUNICATIONS:

- 1. **Tri-County Regional Planning Commission Update:** None
- 2. **Planning Commission Members Comments:** None
- 3. **Zoning & SALDO Amendments Updates:** Betsy Logan stated that the Zoning and SALDO Amendment updates will be ready for the meeting on January 24, 2022. She also reported that the building renovations will begin on January 10, the temporary meeting place is yet to be determined and the new administrative assistant will start at the beginning of the new year.

ADJOURNMENT: Brian Moore moved the meeting to be adjourned at 6:40 P.M.; seconded by Mitchell Kemp and unanimously approved.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Elizabeth S. Logan". The signature is fluid and cursive, with the first name "Elizabeth" and the last name "Logan" being clearly legible.

Betsy Logan, AICP
Community & Economic Development Director