

MINUTES

SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

DECEMBER 21, 2020
TIME: 6:00 P.M.

Chairman Frank Chlebnikow called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, December 21, 2020 at 6:05 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
Fire Marshal George Drees
Alex Greenly, P.E.

OTHERS IN ATTENDANCE: Mark DiSanto and Charles Courtney.

PUBLIC COMMENT: None

APPROVAL OF MINUTES:

Regular Meeting
November 23, 2020

Kerry Wilson moved the minutes of the Regular Meeting held on November 23, 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 Residential Urban (R-4) district and the Business-Office-Residential (BOR).

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 Business-Office-Residential (BOR).

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.

Mark DiSanto of Triple Crown Corporation, Inc. gave a summary of 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 Charles Courtney of McNees Wallace & Nurick, LLC representing Triple Crown Corporation, Inc. reviewed with Planning Commission members the proposed Declaration to be tied to the property.

Kerry Wilson moved to recommend approval of the Zoning Map Amendment to the Board of Commissioners for the following:

- 1) Rezoning of Parcel 62-023-096 from R-2 to BOR.
- 2) Associated changes in the Declaration.
- 3) Agreement that Triple Crown Corporation, Inc. would be responsible to extend the cul-de-sac if there is a future connection to be made.

Seconded by Brian Moore and unanimously approved.

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 Township took all the comments that were received at the last Planning Commission meeting and forwarded them to Michael Baker International who made the following revisions:

- 1) Removed steep slopes with the intent to create a Natural Resources Map separate from the Official Map that shows flood plains, steep slopes and soil types.
- 2) Removed vacant lots which had been used to figure out where the Township can put potential parks.

- 3) Put the ghosted aerial on the outskirts of the Township to see where everything was going to.
- 4) Added potential trail connections along Asylum Run and Elmerton Avenue up to the Triple Crown development.
- 5) Added labels and arrows to show where everything would be recommended to go.

The Planning Commission members talked about examples of and the definition of cultural resources in the Township.

The Planning Commissioners also discussed Asylum Run, Wildwood Park, Stabler Park and the School District.

William Thomas moved to recommend approval of the Official Map for Susquehanna Township to the Board of Commissioners; Seconded by Kerry Wilson and unanimously approved.

COMMUNICATIONS:

Tri-County Regional Planning Commission Update:

Lauren Weaver of the Tri-County Planning Commission wished Planning Commission members Happy Holidays.

Planning Commission Members Comments:

Frank Chlebnikow informed the Planning Commission as of 2021 he does not wish to be considered for Chairman and the members should look for someone else to step in.

Zoning & SALDO Amendments Updates: None

ADJOURNMENT:

Frank Chlebnikow moved the meeting be adjourned at 7:15 P.M.; Seconded by Kerry Wilson and unanimously approved.

Respectfully submitted,

Jonniene Urban
Executive Assistant