

MINUTES

SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

NOVEMBER 22, 2021
TIME: 6:00 P.M.

Kerry Wilson called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, November 22, 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
Delonne Wilbourn (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 (Virtual)

OTHERS IN ATTENDANCE: Charlie Courtney

PUBLIC COMMENT: None

APPROVAL OF MINUTES:

Mitchell Kemp moved the minutes of the Regular Meeting held on October 25, 2021 be approved as prepared; seconded by Brian Moore and unanimously approved.

SUBDIVISION AND LAND DEVELOPMENT PLANS:

1. **TABLED** - **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

2. **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

Tara Burns asked Kerry Wilson at 6:05 P.M. to adjourn into a brief executive session for legal matters. The Planning Commission meeting resumed at 6:31 P.M.

Mitchell Kemp moved to recommend conditional approval of the plan subject to the conditions outlined below; seconded by Brian Moore and unanimously approved.

- A. The western setback line being the “front yard” and shifted to the west, into the access easement area, such that it complies with the Zoning Ordinance.
- B. The width of the parking area setback being reduced to a minimum of 10ft by way of the installation of an enhanced landscape buffer along the Western line of Lot 2 in compliance with the Zoning Ordinance
- C. The Northern and Southern yards being “side yards” and the Eastern yard being the “rear yard” in compliance with the Zoning Ordinance
- D. Landscape buffer should be established in such a way that it does not interfere with site distance on the Northwest corner of Lot 2.
- E. Provide a revised plan reflecting such changes to the Township no later than December 1, 2021
- F. Any outstanding Staff comments

4. **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. (Ward 2)
Current Deadline 01/17/22

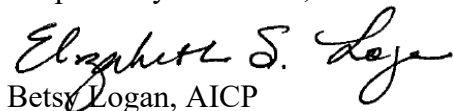
OTHER BUSINESS: None

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 deadline for the amendments is on December 10, 2021.

ADJOURNMENT: William Thomas moved the meeting to be adjourned at 6:47 P.M.; seconded by Jonathan Bowser and unanimously approved.

Respectfully submitted,



Betsy Logan, AICP
Community & Economic Development Director