

MINUTES

SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

MAY 23, 2022
TIME: 6:00 P.M.

Frank Chlebnikow called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, May 23, 2022, at 6:00 P.M. via in-person/video conference.

ROLL CALL:

COMMISSION MEMBERS

Frank Chlebnikow, Chair

Kerry Wilson, Vice Chair

Mitchell Kemp

Brian Moore - excused

William Thomas

Jonathan Bowser

Delonne Wilbourn

TOWNSHIP PERSONNEL

Betsy Logan, Asst. Township Manager

Morgan Madden, Esquire

Gary Rothrock, Commissioner

Mack Breech, Community Planner/Zoning Administrator

Alex Greenly, P.E.

Kyle Snyder, TCRPC

Kathy Fry, Administrative Assistant

OTHERS IN ATTENDANCE: Justin Thornton, Julia Hahn, Sandy Koza, Matthew Fisher, Zack Yearick

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

APPROVAL OF MINUTES:

Kerry Wilson moved the minutes of the Regular Meeting held on April 25, 2022 be approved; seconded by Delonne Wilbourn, and unanimously approved.

SUBDIVISION AND LAND DEVELOPMENT PLANS:

Mr. Chlebnikow informed those in attendance that items #1, #2 and #7 were tabled.

3. RUSSELL DR – LOT 2– A Final Subdivision Plan for the purpose of developing a 78-unit multi-family residential development. The project is located in the BOR, Business-Office-Residential District on a 6.639-acre lot. (Ward 4) Current Deadline: 7/24/22
Matthew Fisher, Engineer for Triple Crown informed the Planning Commissioners that two additional waiver requests were submitted for this plan today. The first request is for 22-404 Preliminary Plan Submission – this plan will be submitted as a Preliminary/Final Subdivision Plan. The second waiver request is for 22-505.5.D; providing two separate points of ingress and egress by designing the entrance as a boulevard to the parking lot. George Drees, Fire Marshall stated that he would like to see two ways in and out of the development.

He also stated that in lieu of a sidewalk, they are proposing that a 500 foot long by 8 foot wide walking path be installed.

Mr. Chelbnikow suggested that a fee-in-lieu be paid to the Township instead trading the walking path for the sidewalk.

This will be a pet friendly community which will be home to 78 to 100 residents who are above the age of 62. Board of Commissioner Gary Rothrock stated that the residents will walk their dogs on this path and lighting should be added for safety. He also stated that he would like to see amenities within walking distance for the residents. Assistant Manager Logan suggested that a buffer be installed on the western side to block a drop site located in Lower Paxton Township.

Planning Commissioner Bowser moved to approve the waiver request for 22-502.5.D to provide two separate points of ingress and egress and as requested by the Fire Marshall; seconded by Planning Commissioner Kemp and unanimously approved.

Planning Commissioner Bowser moved to approve the waiver request for 22-1107 Sidewalks along Russell Drive; seconded by Planning Commissioner Wilbourn.

Chairman Chlebnikow and Vice Chairman Wilson did not agree that this waiver should be approved due to paperwork not being submitted to Township.

Planning Commissioner Bowser stated that he did not feel it was necessary to keep this from going to the Board of Commissioners. He then amended his motion to include:

That the proper paperwork be submitted to Township staff before it goes before the Board of Commissioners for consideration. Planning Commissioner Wilbourn seconded the amended motion.

The motion passed with a vote of 3-2. Chairman Chlebnikow and Vice Chairman Wilson voted against passing this motion.

Planning Commissioner Kemp moved to approve the waiver request for 22-404 Preliminary Plan Submission; seconded by Planning Commision Vice Chairman Wilson and unanimously approved.

Planning Commissioner Kemp moved to approve the Preliminary/Final Subdivision Plan for Russell Drive, Lot #2; seconded by Vice Chairman Wilson and unanimously approved.

4. STRAY WINDS FARMS PHASE 8 – A Final Subdivision plan for the purpose of building 40 single-family homes as part of a previously approved plan. The project is a Neighborhood Design Development located in the R-2, Medium Density Residential District. (Ward 2) Current Deadline: 0821/22

Matt Fisher, Engineer for Triple Crown stated that all waivers and modifications have been approved in prior phases of this project.

Kyle Snyder, Tri-County Regional Planning Commission inquired as to whether a Traffic Study was completed. He was informed that the last traffic study was competed in 2005.

Planning Commissioner Kemp moved to approve the plan and recommend it to the Board of Commissioners subject to the four comments provided by the Township staff; seconded by Vice Chairman Wilson and unanimously approved.

5. TOWNES AT MARGARET'S GROVE PHASE 3B – A Final Subdivision Plan for the purpose of building 28 townhomes as part of a previously approved plan. The property is located in the R-4, Residential Urban District. (Ward 9) Current Deadline: 08/21/22

Matt Fisher, Engineer for McNaughton Homes was in attendance to answer questions from the Planning Commissioners.

Chairman Chlebnikow inquired about the connection that was to be placed between the development and the neighboring shopping center. He would like to see a safe path for residents to access the shopping center while walking. Both he and Vice Chairman Wilson stated they were not comfortable with approving this plan until this path was added.

Board of Commissioner Rothrock, on behalf of his constituents expressed their concerns with the amount of mud that has been brought out onto the roadways by the construction occurring at this development. They have had multiple meetings, with the last occurring in March and they have not heard anything.

Assistant Manager Logan stated that a pedestrian path was a condition of approval at the previous phase of this project.

Vice Chairman Wilson moved that the Townes at Margaret's Grove Phase 3B be tabled; seconded by Planning Commissioner Wilbourn and unanimously approved.

6. CHICK-FIL-A – A Final Land Development Plan for the purpose of demolishing a bank and building a new 4,758 square foot fast-food restaurant. The project is located at 3951 Union Deposit Road in the CHm Commercial Highway District on a 57,695 square foot lot. (Ward 5) Current Deadline: 09/25/22

Justin Thornton was in attendance to give the Planning Commissioners an overview of the plan. He informed the Planning Commissioners that this restaurant will be located by the Sheetz and in the Union Square Shopping Center. This will be a small model restaurant with 62 indoor seats and 20 outdoor seats. They are proposing a full two lane drive-through. The current plan will restrict pedestrian interaction with the drive-through lanes. There will be two canopies which will assist in protecting employees taking orders as well as customers driving up to pick up orders. The Planning Commissioners were concerned with the amount of stacking of traffic. Mr. Thornton explained that this restaurant will have a full sized, efficient kitchen that will assist in processing orders quickly. Sandy Koza, Senior Project Manager, stated that they did three traffic counts at other area restaurants. The Chick-Fil-A on Lindle Road was the busiest and they utilize two lanes for ordering and it filters down to one for order pickup. This restaurant will have two dedicated lanes for food pickup.

Alex Greenly, Township Engineer stated his concerns with people entering from the Wendy's parking lot. Sandy Koza stated that their legal team is looking into this matter. He also voiced his concerns with people utilizing the entrance from the south and also making

a left had turn onto Union Deposit going north. This will produce traffic stacking in an already congested area. Justin Thornton stated that they are working with the property owner to widen the driveway.

Vice Chair Wilson voiced his concern for directional signage in the area of the restaurant. Chair Chlebnikow stated that a walkway or crosswalk would be a good safety measure for pedestrians.

OTHER BUSINESS:

1. Updates on Status of Draft Ordinances –

Assistant Manager Logan stated that comments have been received from the Solicitor. They are now going through and addressing these comments and they hope to be complete by early June. She suggested that a joint meeting of the Board of Commissioners and Planning Commission be scheduled to discuss the Ordinance.

COMMUNICATIONS:

1. Tri-County Regional Planning Commission Update:

Kyle Snyder informed the Planning Commissioners that the Planning Toolkit is now online. This website provides many options for model ordinances, environmental concerns, transportation and planning.

2. Staff Update:

Assistant Manager Logan introduced Mack Breech as the new Community Planner/Zoning Administrator. He stated that he is happy to be here and looks forward to working with everyone.

2. Planning Commission Members Comments:

Chair Chlebnikow inquired as to whether weddings are permitted at personal residences.

ADJOURNMENT: Planning Commissioner Bowser moved to adjourn the meeting. Planning Commissioner Kemp seconded the motion and the meeting was adjourned at 7:34 P.M.

Respectfully submitted,



Betsy Logan, AICP

Community & Economic Development Director