

MINUTES

SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

JUNE 27, 2022
TIME: 6:00 P.M.

Frank Chlebnikow, Chair called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, June 27, 2022, at 6:03 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-Excused

Delonne Wilbourn-Excused

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: Randy Shearer, Amanda Wolfe, Roger Burn, Joel McNaughton, Bryan Clement, Luke Gindleperger, Alan Bowman, Carol Whitcomb, Stuart Sacks, Jeffrey Henshaw, Rob Shaffer, Deepak Sharma, Nupos Aggamel

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

APPROVAL OF MINUTES:

Mitcell Kemp moved the minutes of the Regular Meeting held on May 23, 2022 be approved; seconded by Vice Chair Wilson, and unanimously approved.

SUBDIVISION AND LAND DEVELOPMENT PLANS:

OLD BUSINESS

1. HOUSES AT OAKHURST CONDOMINIUMS - A Final Subdivision Plan for the purpose of subdividing of 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: 7/16/2022

Randy Shearer, Engineer for the plan stated that twenty four condominium units have been built on the first lot and a turnaround has been added. Each lot is required to have two areas

of ingress and egress and the Fire Marshal asked that a two lane boulevard be placed to allow for emergency vehicle access. A waiver was requested to allow for each lot to have two entrances on each lot.

Betsy Logan, Assistant Township Manager, stated her concerns with stormwater management on the second lot and suggested that an Operations and Maintenance Agreement should be utilized. She also noted that a letter was received from the Condominium Association today requesting that this plan be tabled. This request was made due to no meeting occurring between the Condominium Association and Stuart Sack, the attorney for the land owner. Alex Greenly, Township Engineer agreed that an Operations and Maintenance Agreement is prudent for this plan.

Stuart Sacks, attorney O M Real Estate Ventures stated that they had hoped to have a meeting the Association, but scheduling conflicts have occurred. The Association's requests for trees, designated parking and not having a through-way at the southeast section have all been granted.

Amanda Wolfe, Condominium Association President expressed that the members of this Association do this on their own time and have full-time jobs. She stated that they have reached out to Mr. Sacks, but scheduling has been difficult due to work schedules and he being on vacation. The Association asked for a bond to be sure all things could be completed properly, but they were denied. The Association is requesting that this plan be tabled to allow them ample time for review.

The discussion then turned to the waiver request and whether it should apply to Lot #2, both lots or the original lot. The second lot has not yet been sold and no plans have been submitted to the Township on how it will be used or developed. There was concern with granting or recommending a waiver at this time as it may need to be done again at a later date.

Board of Commissioner, Gary Rothrock expressed his concern with swale and how it drains. Mr. Shearer stated retention ponds will be created when Lot #2 is developed.

Vice Chair Wilson stated he is not comfortable with recommending this plan to the Board of Commissioners this evening. If a thirty day extension was granted, it would give the condominium owners time to meet with Mr. Sacks and he would also like plans to be as complete as possible before moving forward.

After an extensive discussion, Mr. Sacks agreed to grant a thirty day extension. Ms. Logan offered to set up a meeting with George Drees, Fire Marshal and Mr. Sacks. The Planning Commission tabled the plan and will make a decision on this plan at their next meeting on July 25th.

2. 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: 08/21/2022

Ben Heisey, Engineer, stated that this plan was reviewed at the last meeting and provided an exhibit of the pathway that was discussed at the last meeting.

Ms. Logan reported that a 5 foot pathway and railing along the culvert were suggested.

Joel McNaughton, The McNaughton Company stated that they agree to widening the pathway, but are opposed to the railing or fence along the culvert due to safety issues during an emergency.

Christina Kamau, 4622 Hamlin Lane, expressed her concerns with the huge sloping area in this development, poor drainage, and the landscaping not completed. She is afraid that the Homeowner's Association will be forced to pay the expenses when the developer leaves.

Alan Bowman, 4631 Hamlin Circle, agreed with Ms. Kamau's concerns. Mr. McNaughton stated that they have met with the HOA and all of their concerns have been addressed.

Vice Chair Wilson stated that he has reservations with recommending this plan due to all of the current resident's concerns. Several other Planning Commissioners stated that they were hear to decide on the phase of the plan that is before them this evening.

Mr. Kemp moved that the Planning Commissioners recommend approval of the Townes at Margaret's Grove Phase 3B plan to the Board of Commissioners subject to the comments mentioned in Township's memo, seconded by Mr. Thomas. This motion passed with a 3-1 vote. Vice Chair Wilson voted no.

NEW BUSINESS:

1. **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

This item was tabled.

2. **SUSQUEHANNA UNION GREEN PHASE IIIC** – a Final Land Development Plan for the purpose of constructing a new 9,892-square foot childcare center with related site improvements. The property is located along the east side of North Progress Avenue and the south side of Garrison Avenue in the TND-1, Traditional Neighborhood Development 1. (Ward 9) Current Deadline: 09/25/2022

Ralph Vartan, Vartan Group was in attendance and introduced Deepak Sharma and Nupur Assanal the owners of the child care center that will be in this building. They expressed how happy they are to have a business in Susquehanna Township.

Bryan Clements, Engineer, stated that this phase is at the southern end of the development. This phase will include contain a new stormwater management retention basin.

Ms. Logan and Mr. Breech expressed their concerns that the playground area is not 30 feet from the setback and the lack of a second egress. It was decided that these are zoning issues and needs to be worked through with Township staff.

Mr. Greenly and Mr. Snyder commented that their concerns lie with the lighting, shading, parking calculations and sidewalks.

Mr. Thomas moved to table the Susquehanna Union Green Phase IIIC plan to allow the zoning comments to be addressed; seconded by Mr. Kemp and unanimously approved.

3. ESTATES AT MARGARET’S GROVE PHASE II – a Final Subdivision and Land Development Plan for the purpose of creating 11 new parcels and 10 new single-family homes. The property is located in the R-4, Residential Urban District. (Ward 2) Current Deadline: 09/25/2022

Benjamin Heisey, Engineer for the McNaughton Company informed the Planning Commissioners that the Township Staff comments are extensive and they are not looking for any approvals this evening.

The items discussed and concerns expressed involved the length of the cul-de-sac and access, stormwater, swales, and slope of driveways.

Mr. Kemp moved to table the Estates at Margaret’s Grove Phase II plan to allow time for concerns to be addressed with Township Staff; seconded by Mr. Thomas and unanimously approved.

4. 5213-5215 NORTH FRONT STREET – A Final Subdivision/Lot addition plan for the purpose of consolidating two properties into one property and constructing an 1865 square feet driveway. The property is located in the MU-2, Mixed Use Corridor-Special Purpose District. (Ward 1) Current Deadline: 09/25/2022

Rob Shaffer, Engineer for Jeffrey Henshaw informed the Planning Commissioners that the home on the second property was raised two years ago. He and Mr. Greenly discussed driveway spacing requirements. The impervious coverage that the second home occupied was also discussed and whether this area could be used as existing impervious area. Mr. Greenly suggested that Stormwater and an Operations and Maintenance Agreement be required for this plan. Mr. Henshaw agreed that the size of the proposed driveway could be reduced in size if it helped to eliminate a Stormwater Plan from being needed.

Mr. Shaffer and the Planning Commissioners then discussed the five waivers that have been requested for this plan. The sidewalk waiver was determined to be applicable due to the wide shoulders in the road and the access to a nearby walking path.

Vice Chair Wilson moved to recommend to the Board of Commissioners the waivers for Section 22-404 - Preliminary Plan Procedures, Section 22-1102 - Monuments and Markers, Section 22-1106- Curbs, Section 22-1107 – Sidewalks; seconded by Mr. Kemp and unanimously approved.

Mr. Thomas moved to recommend the Final Subdivision and Lot addition plan for 5213-5215 North Front Street subject to staff comments to the Board of Commissioners; seconded by Mr. Kemp and unanimously approved.

OTHER BUSINESS:

1. ZONING TEXT AMENDMENT – Ms. Logan reported to the Planning Commissioners the importance of adopting this Zoning Amendment prior to adopting the new Zoning Ordinance. This amendment will delete the definition of governmental buildings and facilities, amend the definition of “Wholesale Trade” and add a new definition for “vehicle salvage/recycling facility”.

Commissioner Rothrock expressed his concern with protecting the conservation areas. There is currently a lot of undeveloped property which is a precious resource.

2. Updates on status Draft Zoning and Subdivision and Land Development Ordinances.

In his update, Mr. Breech informed the Planning Commissioners that two meetings have occurred and they are currently working through all the comments and are making progress. Ms. Logan is hoping to have a joint meeting with the Board of Commissioners and the Planning Commission at the end of August.

COMMUNICATIONS:

1. Tri-County Regional Planning Commission Update:

Kyle Snyder informed the Planning Commissioners that the Regional Transportation Plan Grant is now open with applications due by July 31, 2022. This grant is for traffic studies or improvements in bike and pedestrian paths.

2. Planning Commission Members Comments:

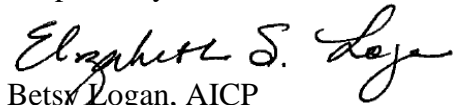
The Planning Commissioners had no additional comments.

3. Staff Updates:

Ms. Logan stated Mack Breech is now fully on board and working hard. She also noted that the renovation is now slated to be complete in mid July.

ADJOURNMENT: Mr. Thomas moved to adjourn the meeting. Vice Chair Wilson seconded the motion and the meeting was adjourned at 8:41 P.M.

Respectfully submitted,



Betsy Logan, AICP

Community & Economic Development Director