

## MINUTES

### SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

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

Chairman Frank Chlebnikow called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, March 22, 2021 at 6:01 P.M. via video conference.

#### ROLL CALL:

##### COMMISSION MEMBERS

Frank Chlebnikow  
Mitchell Kemp  
Brian Moore  
Kerry Wilson  
Jonathan Bowser  
William Thomas - excused  
Delonne Wilbourn

##### TOWNSHIP PERSONNEL

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

**OTHERS IN ATTENDANCE:** Bryan Clement, Catherine Wilbasch, Ralph Vartan, Lowell Gates, Ali Al-Nawasreh, Chelsea Herntz, Sean Delaney, Daniel Urie, and Greg Rogalski

**PUBLIC COMMENT:** None

#### APPROVAL OF MINUTES:

Regular Meeting      Kerry Wilson moved the minutes of the Regular Meeting  
February 22, 2021      held on February 22, 2021 be approved as prepared; Seconded by  
Delonne Wilbourn and unanimously approved.

#### SUBDIVISION AND LAND DEVELOPMENT PLANS:

1. **SUSQUEHANNA TOWNSHIP UNION GREEN PHASE IIB** – A Final Minor Land Development Plan for the purpose of developing two buildings with a combined footprint of 15,000 square feet locating on a lot totaling 0.79 acres. The property is located in the TND-1 Zoning District.(Ward 9)

After providing a general overview of the project, Catherine Wilsbach presented the request for approval of Susquehanna Union Green Phase IIB. They have reviewed the comments from the Township and HRG. Director Logan reviewed her comments related to the plan. The and stated that it was constituent with the approved Regulating Plan. Alex Greenly presented the Township Engineer's comments. Lauren Weaver with Dauphin County Planning Commission stated her comments were minor as well.

There were no discussion questions presented by the Planning Commission on the comments or on the plan.

Kerry Wilson moved to recommend approval of the modification from §22-507.2.13 to submit elevations at the time of Building Permit submittal instead of during land development. Seconded by Brian Moore and unanimously approved.

Brian Moore moved to recommend approval of the plan subject to the following conditions:

1. Address all remaining comments provided by Township Staff, the Township Engineer, and the Dauphin County Planning Commission.
2. Provide the following items to the DRC at the time of building permit submittal. No permits will be released until the DRC (or Township Planning Consultant, TCA) has verified all the plans meet the Design Guidelines. All fees from TCA's review are required to be paid by the applicant.
  - a. Construction Drawings
  - b. Building elevations (printed in color) of all sides of the building.
  - c. Lighting standards and specifications.
  - d. A comprehensive signage plan including any wayfinding signage.
  - e. Color/Material Board
  - f. Landscape Plan (specific per site)
  - g. Provide details of loading spaces

Seconded by Kerry Wilson and unanimously approved.

2. **3401 & 3405 N. FRONT STREET** – A Minor Subdivision and Land Development Plan for the purpose of consolidating two properties into one property and constructing a medical/office complex totaling 12,333 square feet. The property is located in the BOR Zoning District.

Greg Rogalski, of Pennoni presented the plan to the Commissioners. Director Logan outlined her comments, with her main concerns being a sidewalk along North Front Street and two forms of ingress/egress to the parking lot. Alex Greenly with HRG reviewed his comments.

Alex Greenly discussed the two waiver requests which were requested.

1. §19-501.J – Depth of stormwater management facilities in relation to adjacent FEMA Floodplain.
  2. §19-501.K – Basin outflow discharging into floodplain tailwater analysis.
- Staff deferred a recommendation on the requests to the Township Engineer, who is recommending approved.

There was a discussion on the need for a waiver from the requirements to have two forms of ingress and egress. Since the building is located so close to two streets, Fire Marshal Drees stated that he would support a waiver request.

There was a discussion on the requirement for sidewalk along the length of the property. The Planning Commission made the applicant aware that they would not support a waiver request from this requirement.

Mitchell Kemp moved to table the plan until revisions are received; Seconded by Brian Moore and unanimously approved.

3. **TABLED** - **THE TOWNES AT MARGARET’S GROVE, PHASE 3A** – A Final Land Development Plan for the purpose of building 26 townhomes as part of the previously approved final land development plan for Phases 2 & 3 of The Townes at Margaret’s Grove. The property is zoned R-4 and is located on the south side of Continental Drive, adjacent to Hamlin Lane and Margaret’s Drive (Ward 2).

The Plan was Tabled at a previous Planning Commission meeting. No further action has been taken.

4. **TABLED** - **THE TERRACES AT MAPLEWOOD** – A final subdivision/land development plan for the purpose of constructing 236 multi-family units including five, 18-unit apartment buildings and 146 townhouse units, a community clubhouse, extension of Elmwood Drive, private access drives, parking lots, trails, and various stormwater facilities. The property is currently undeveloped, zoned BOR and consists of approximately 24.8 acres.

The Plan was Tabled at a previous Planning Commission meeting. No further action has been taken.

3. **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.

4. **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:** None

**COMMUNICATIONS:**

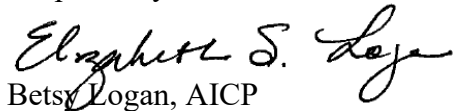
**Tri-County Regional Planning Commission Update:** None.

**Planning Commission Members Comments:** None.

**Zoning & SALDO Amendments Updates:** Betsy Logan provided an update on the Zoning Ordinance rewrites and the Official Map approval. A joint meeting with the Planning Commission and Board of Commissioners will be held on March 25, 2021 at 6:30 P.M. to review the draft Zoning Map.

**ADJOURNMENT:** Brian Moore moved the meeting be adjourned at 7:05 P.M.; Seconded by Mitchell Kemp and unanimously approved.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Elizabeth S. Logan".

Betsy Logan, AICP  
Community & Economic Development Director