

## MINUTES

### SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

MARCH 25, 2019  
TIME: 6:00 P.M.

Chairman Frank Chlebnikow called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, March 25, 2019 at 6:00 P.M. at the Municipal Building, 1900 Linglestown Road, Harrisburg, PA 17110.

#### ROLL CALL: COMMISSION MEMBERS

Frank Chlebnikow  
Mitchell Kemp – Excused  
Brian Moore  
Jonathan Bowser  
Delonne Wilbourn  
James McGraw – Excused  
Kerry Wilson

#### TOWNSHIP PERSONNEL

Tara A. Burns, Esquire  
Robert C. Grubic, P.E.  
Commissioner Gary Rothrock  
Andrea Viazanko, TCRPC  
Zoning Officer Michael Rohrer  
DCED Director Betsy Logan  
Executive Assistant Jonniene Urban

OTHERS IN ATTENDANCE: Charleen Williamson, John Aponick and Matt Fisher.

PLEDGE OF ALLEGIANCE: Pledge of Allegiance was led by Chairman Chlebnikow.

PUBLIC COMMENT: None

#### APPROVAL OF MINUTES:

Regular Meeting  
January 28, 2019

Brian Moore moved the minutes of the Regular Meeting held on January 28, 2019 be approved as published; Seconded by Delonne Wilbourn and unanimously approved.

#### SUBDIVISION AND LAND DEVELOPMENT PLANS:

THE TOWNES AT MARGARET’S GROVE – PHASE 2B – A FINAL LAND DEVELOPMENT PLAN FOR THE PURPOSE OF CONSTRUCTING 26 TOWNHOMES AS PART OF THE PREVIOUSLY RECORDED FINAL LAND DEVELOPMENT PLAN – PHASES 2 & 3 OF THE TOWNES AT MARGARET’S GROVE. THE PROPERTY CONTAINS 19.01 ACRES AND IS LOCATED IN THE R-4, RESIDENTIAL URBAN ZONING DISTRICT.

Matt Fisher of R.J. Fisher & Associates, Inc. presented to Planning Commission members The Townes at Margaret’s Grove – Phase 2B Final Land Development Plan for the purpose of constructing 26 townhomes as part of the previously recorded Final Land Development Plan – Phases 2 & 3 of the Townes at Margaret’s Grove.

Mr. Fisher reported the property contains 19.01 acres and is located in the R-4, Residential Urban Zoning District.

Mr. Fisher explained to Planning Commission members the proposed development phase will feature 6-buildings.

Mr. Fisher remarked 2-buildings fronting onto Margaret's Drive will each contain 4-units and 3-buildings facing Bartlett Road will each contain 5-units.

Mr. Fisher reported the remaining building also faces Bartlett Road and will contain 3-units.

Mr. Fisher commented Margaret's Drive will be extended and a portion of Bartlett Road will be constructed; however, there is no temporary turnaround cul-de-sac proposed.

Township Engineer Robert Grubic reviewed the six (6) waiver requests and the Stormwater Management and Subdivision/Land Development comments with Mr. Fisher.

Andrea Viazanko of Tri-County Regional Planning Commission stated she had no additional comments.

Delonne Wilbourn moved to approve the following waivers:

- 1) 22-407.A(17) Pertaining to Buffer Yards
- 2) 22-407.A.20j Pertaining to Existing Resources and Site Analysis Plan
- 3) 22-606.2 Pertaining to Rolled Curb
- 4) 22-407.A.20.k Pertaining to Conservation Report
- 5) 22-502.5 Pertaining to Driveway Locations
- 6) 22-502.6 Pertaining to Vertical Curve "K" Value

Seconded by Kerry Wilson and unanimously approved.

Jonathan Bowser moved to recommend approval of the Plan to the Board of Commissioners contingent on the approval of the following condition:

- 1) Address all remaining comments provided by Township Staff, the Township Engineer and Dauphin County Planning Commission.

Seconded by Delonne Wilbourn and unanimously approved.

**OLD BUSINESS:** None

## **NEW BUSINESS:**

### **Sustainable Susquehanna 2030 Comprehensive Plan**

Troy Truax of Michael Baker International reviewed the Sustainable Susquehanna 2030 Comprehensive Plan with the Planning Commission members.

Mr. Truax discussed the six (6) goals of the Comprehensive Plan with the Planning Commission members that include:

- 1) Redevelopment and Reinvestment
- 2) Parks and Recreation
- 3) Pedestrian and Bicycle Connections
- 4) Transportation Safety and Mobility
- 5) Neighborhood Character
- 6) Community Events and Celebrations

Mr. Truax informed the Planning Commission members the tentative schedule for review and adoption of the Comprehensive Plan after tonight's meeting is as follows:

- 1) Planning Commission Public Meeting – 2/25/19
- 2) Planning Commission Public Meeting – 3/25/19
- 3) Board of Commissioners Workshop – 3/28/19
- 4) Board of Commissioners Public Meeting – 4/11/19

Charleen Williamson of 122 Oaklea Drive questioned the Planning Commission members as to when an additional Code Enforcement Officer will be hired to look for violations in the Township and bring them up to code.

DCED Director Logan informed Ms. Williamson that the position is included in this year's budget; however, the position has not been advertised yet but she anticipates the position will probably be advertised next month.

Ms. Williamson stated she has concerns with the diseased trees in the Township Right-of-Way which need removed.

DCED Director Logan informed Ms. Williamson the Shade Tree Commission has revised what types of trees can be planted which don't cause problems in the Right-of-Way.

Kerry Wilson moved to recommend approval of the Sustainable Susquehanna 2030 Comprehensive Plan to the Board of Commissioners subject to the discussion by the Planning Commission members at this evening's meeting;

Seconded by Delonne Wilbourn and unanimously approved.

**COMMUNICATIONS:**

**Tri-County Regional Planning Commission Update:**

Andrea Viazanko of Tri-County Regional Planning Commission informed Planning Commission members the 2018 TCRPC & HATS Annual Report is finalized and will be released soon plus it will be available on the web-site.

Ms. Viazanko reported a Public Forum called Harrisburg In 10-Years geared for younger people who live in the area and co-sponsored by The Burg and Harrisburg Young Professionals will be held at the Appalachian Brewing Company on April 25, 2019 from 5:00 P.M. to 7:00 P.M.

Ms. Viazanko reported the Tri-County Regional Planning Commission will hold its 2019 Annual Luncheon on May 2, 2019 from 11:30 A.M. to 1:30 P.M. at the Sheraton Harrisburg Hershey Hotel in Swatara Township and this year the topic of discussion will be stormwater.

**Planning Commission Members Comments:**

Frank Chlebnikow asked DCED Director Betsy Logan what is going on with the sewers in Deer Path Woods.

DCED Director Logan stated the sewers are being lined and repairs are being made including stormwater work.

DCED Director Logan remarked for more information the sewer project can be found on the web-site.

DCED Director Logan commented if residents have not received a letter from GHD then they will not be affected.

**ADJOURNMENT:**

Jonathan Bowser moved the meeting be adjourned at 7:05 P.M.; Seconded by Kerry Wilson and unanimously approved.

Respectfully submitted,

Jonniene Urban  
Executive Assistant