

**MINUTES**

**SUSQUEHANNA TOWNSHIP  
PLANNING COMMISSION**

**SEPTEMBER 19, 2022  
TIME: 6:00 P.M.**

Kerry Wilson, Vice Chair called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, September 19, 2022, at 6:00 P.M. via in-person/video conference.

**ROLL CALL:**

**COMMISSION MEMBERS**

Frank Chlebnikow, Chair – Late – 6:28 PM

Kerry Wilson, Vice Chair - Present

Mitchell Kemp – Present

Brian Moore - Present

William Thomas - Excused

Jonathan Bowser - Excused

Delonne Wilbourn - Present

**TOWNSHIP PERSONNEL**

Betsy Logan, Assistant Township Manager

Brett Flower, Solicitor

Mack Breech, Community Planner/Zoning Administrator

Alex Greenly, P.E.

Kyle Snyder, TCRPC

Kathy Fry, Administrative Assistant

**OTHERS IN ATTENDANCE:** Joe Lee, Melissa Lee, Ben Heisey, Malynda Hivner, Alex Piehl, Ben Morton, Fred Wofford, Jon MacDonald, Mike Callahan, Dennis Burkhard, George Drees, Justin Thornton, Tyler Prime, and Sandy Koza

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

**APPROVAL OF MINUTES:**

Planning Commissioner Moore moved the minutes of the Regular Meeting held on July 25, 2022 be approved; seconded by Planning Commissioner Wilbourn, and unanimously approved.

**SUBDIVISION AND LAND DEVELOPMENT PLANS:**

**OLD BUSINESS**

- 1. 2703 GEORGE STREET-** A Final/Preliminary Lot Consolidation Plan for the purpose of consolidating two parcels on George Street, in the Edgemont Neighborhood. Currently, Lot 1 is .23-acres and Lot 2 is .10-acres. This project seeks to combine these lots into a new .33-acre lot in the R-2 Medium Density Residential Zoning District. (Ward 3) Current Deadline: 10/23/2022

Dennis Burkhard was in attendance for the applicant and informed the Planning Commissioners that they would like to have one tax parcel for one contiguous piece of land.

Zoning Administrator Breech and Township Engineer Greenly had no additional comments on this lot consolidation plan.

Planning Commissioner Kemp moved to recommend to the Board of Commissioners approval of the waiver for §22-404 Preliminary Plan Procedures for Final/Preliminary Lot Consolidation Plan for 2703 George Street. The motion was seconded by Planning Commissioner Moore and it unanimously approved.

Planning Commissioner Moore moved to recommend to the Board of Commissioners the approval of the Final/Preliminary Lot Consolidation Plan for 2703 George Street. Planning Commissioner Kemp seconded the motion and it was unanimously approved.

**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 with a drive thru. The project is located at 3951 Union Deposit Road in the CH, Commercial Highway District on a 57,695 square foot lot. (Ward 5) Current Deadline: 09/25/2022

Tyler Prime, Justin Thornton, and Sandy Koza were in attendance to provide updates for this plan and to answer any questions. The updates included bringing the drive-thru lane down to one lane as customers are leaving and the many changes that were made to traffic flow in and around the restaurant and shopping center.

Vice Chairman Wilson read into the record the Township Staff recommendations for Conditional Approval of this plan:

1. All comments provided by Township Staff, the Township Engineer and Dauphin County Planning Commission are addressed.
2. A Stormwater Operations and Maintenance (O & M) agreement be provided for review and approval before releasing plans for recording plans.
3. Provide executed easement agreements for the storm sewer facilities and access easements.
4. Provide financial security for the timely, proper, and complete construction of all applicable improvements including but not limited to paving, sidewalks, curbing, stormwater management facilities, erosion and sediment controls, etc. prior to the approval of the Final Plan.
5. All outstanding transportation concerns are addressed.
6. Provide a signed and executed Developer's Agreement.

Planning Commissioner Kemp moved to recommend to the Board of Commissioners the conditional approval of the Final Land Development Plan for 3951 Union Deposit Road subject to the conditions put forth by Township Staff . The motion was seconded by Planning Commissioner Wilbourn and unanimously approved.

**3. ESTATES AT MARGARETS GROVE PHASE TWO** – 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*

Ben Heisey was in attendance to address the Planning Commissioners regarding the updates for this plan. He stated that this phase of the project is setting the stage for a larger, upcoming phase.

The Planning Commissioners and Township staff discussed with Mr. Heisey the cul-de-sacs in this phase of development, sidewalks, and the waiver that has been requested for sidewalks.

Planning Commissioner Wilbourn moved that the Planning Commission recommend to the Board of Commissioners for approval the waiver for §19-501.4.B Swale Side Slopes Not Being Steeper Than 3:1. The motion was seconded by Planning Commissioner Kemp and unanimously approved.

Planning Commissioner Kemp moved that the Planning Commission recommend denial of §22-1107 Sidewalk Along Both Sides of Mountain Ride Drive. The motion was seconded by Planning Commissioner Wilbourn and unanimously approved.

Vice Chairman Wilson read into the record the Township Staff's recommendations for conditional approval of this plan:

1. All comments provided by Township staff, the Township Engineer, and Dauphin County Planning Commission are addressed.
2. All recreation fees are to be paid before the release of plans for recording.
3. A stormwater Operations and Maintenance (O & M) agreement provided for review and approval before releasing plans for recording plans. The O & M agreement must also be recorded.
4. Provide executed easements for the installed storm sewer facilities.
5. Provide financial security for the timely, proper, and complete construction of all applicable improvements including but not limited to paving, sidewalks, curbing, stormwater management facilities, erosion and sediment controls, etc. prior to the approval of the Final Plan.

Planning Commissioner Kemp moved that the Planning Commission recommend to the Board of Commissioners the conditional approval of the Final Subdivision and Land Development Plan for the Estates at Margaret's Grove. The motion was seconded by Planning Commissioner Moore and unanimously approved.

Planning Commissioner Kemp excused himself from the meeting at 6:47 PM. Vice Chairman Wilson then turned the meeting over to Chairman Chlebnikow.

**NEW BUSINESS:**

**1. 4716 & 4720 PINE RIDGE ROAD-** A Preliminary/Final Lot Addition plan for the purpose of adding a portion of Lot 2 (4720 Pine Ridge Road) into Lot 1 (4716 Pine Ridge Road). A total of 3,899 square feet are being transferred. This project is located in the R-1 Medium Density Residential Zoning District. (Ward 8) *Current Deadline: 12/18/2022*

Jonathan MacDonald, the owner of Pine Ridge Road was in attendance to address the Planning Commissioners on the lot addition he is requesting. He stated that when he purchased the property he was given incorrect boundary lines. He has since had a survey done of the property and learned that a shed belonging to him is actually on his neighbors property. The addition of this property will allow for his shed to be in a placement that is required by the Township's Zoning Ordinance.

Mack Breech, Zoning Administrator informed Mr. MacDonald that a permit was never issued for the shed and asked that he do this as soon as the new plan is recorded.

Vice Chair Wilson moved that the Planning Commission recommend to the Board of Commissioners the approval of the waiver for §22-404 Preliminary Plan Submission. The motion was seconded by Planning Commissioner Wilbourn and unanimously approved.

Chairman Chlebnikow read into the record the Staff Recommendations for conditional approval of this project.

1. Clarify that the shed will be 3 feet from all property lot lines, after the property lot lines change. [§37-2106.4.3]
2. There is no record of a permit being applied for or received for the shed located at 4720 Pine Ridge Road. Additionally, the shed was not captured in the impervious area flyover map. To ensure proper impervious area tabulation, a Zoning Permit for the shed must be applied for. [§27-2603]
3. Provide a note of all (if any) existing nonconformities located on Lot 1 or Lot 2. [General]

Planning Commissioner Wilbourn moved that the Planning Commission recommend conditional approval to the Board of Commissioners the Preliminary/Final Lot Addition plan for 4720 Pine Ridge Road. The motion was seconded by Planning Commissioner Moore and unanimously approved.

**2. SUSQUEHANNA UNION GREEN PHASE IV-** A Final Land Development Plan for the purpose of constructing a 179 unit multi family residential community with related site improvements. This project will be aged restricted for seniors 62 years and older. The site is located in the TND-1 Traditional Neighborhood Development Zoning District. (Ward 9) *Current Deadline: 12/18/2022*

Malynda Hivner from Presbyterian Senior Living gave the Planning Commissioners an overview of the proposed facility. In her presentation, she highlighted that this is a non-profit company that employs over 2,000 people. She also noted the number of amenities that will be provided to the residents of this community.

Alex Piehl, representative for Rockville Place, LLC was in attendance along with Ben Morton and Mike Callahan to give an overview of Phase IV of Susquehanna Union Green Final Land Development Plan.

He highlighted that this senior living center will have many amenities which include courtyards, interior common areas, and walkway connections.

Township staff asked for clarification on vehicle movement and the access of large vehicles for trash pickup as well as emergency vehicles. There was also concern with connections to existing roads being completed with this phase of the project.

Mr. Piehl discussed the installation of sidewalks and the access areas to these sidewalks due to the slopes in some of these areas. He noted that a staircase was discussed, but there were concerns with safety during inclement weather and the maintenance that would need to be done.

Vice Chair Wilson moved to table Phase IV of the Susquehanna Union Green Final Land Development Plan to allow for Township Staff review comments to be addressed. The motion was seconded by Planning Commissioner Wilbourn and unanimously approved.

### **OTHER BUSINESS:**

1. Updates on status of Draft Zoning and Subdivision and Land Development Ordinances.

Assistant Manager Logan informed the Planning Commissioners that staff has again gone through the tables and maps located in the Draft Zoning Ordinance and the next step is to schedule a joint meeting with the Board of Commissioners.

### **COMMUNICATIONS:**

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

Mr. Snyder had no report.

2. **Planning Commission Members Comments:**

The Planning Commissioners had no additional comments.

3. **Staff Updates:**

Assistant Manager Logan and Zoning Administrator Breech informed the Planning Commissioners of anticipated grants for the Biking, Pedestrian and Greenway Plan.

**ADJOURNMENT:** Vice Chair Wilson moved to adjourn the meeting. Planning Commissioner Wilbourn seconded the motion and the meeting was adjourned at 7:35 P.M.

Respectfully submitted,

A handwritten signature in black ink that reads "Elizabeth S. Leja". The signature is written in a cursive style with a large, prominent initial "E".

Betsy Logan, AICP

Community & Economic Development Director