

## **MINUTES**

### **SUSQUEHANNA TOWNSHIP PLANNING COMMISSION**

**JULY 25, 2022**  
**TIME: 6:00 P.M.**

Kerry Wilson, Vice Chair called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, July 25, 2022, at 6:06 P.M. via in-person/video conference.

### **ROLL CALL:**

#### **COMMISSION MEMBERS**

Frank Chlebnikow, Chair - Excused

Kerry Wilson, Vice Chair - Present

Mitchell Kemp - Excused

Brian Moore - Present

William Thomas - Present

Jonathan Bowser - Excused

Delonne Wilbourn - Present

#### **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:** Jeff Gehman, Justin Thornton, Amanda Wolfe, Stephen Dzurainin, Julia Hahn, Roger Bucs, Tim Arntz, Matt Weaver, Kathy Seig, Donald Uleau, Benjamin Kirk, Luke Gindlesperger, Stuart Sacks, Evelyn Hershey, Travis Hart, and Eric Williams (virtual)

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

### **APPROVAL OF MINUTES:**

Mr. Thomas moved the minutes of the Regular Meeting held on June 27, 2022 be approved; seconded by Mr. Wilbourn, and unanimously approved.

### **SUBDIVISION AND LAND DEVELOPMENT PLANS:**

#### **NEW BUSINESS:**

**1. 4216 NORTH PROGRESS AVENUE**- A Final Minor Subdivision Plan for the purpose of subdividing a parcel on North Progress Avenue. Patrick Smith currently owns a 1.797-acre parcel on North Progress Avenue. This project seeks to subdivide the parcel into Lot 1 (1.193-acres) and Lot 2 (.605-acres) in the R-2 Medium Density Zoning District (Ward 9) Current Deadline: 10/23/2022

Benjamin Kirk, Engineer informed the Planning Commissioners that this minor subdivision will include partial removal of a curved driveway.

Mr. Breech stated that future development must comply with the Zoning Ordinance and that staff recommends approval of the waivers as requested and the plan.

Mr. Moore moved that the Planning Commission recommend to the Board of Commissioners the approval of the waivers for Section 22-404; Preliminary Plan Procedure and Section 22-403.B.5; Drawing Scale; seconded by Mr. Wilbourn and unanimously approved.

Mr. Thomas moved that the Planning Commission recommend to the Board of Commissioners the Final Minor Subdivision Plan for 4216 North Progress Avenue; seconded by Mr. Wilbourn and unanimously approved.

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

There was no representative in attendance for this plan and it was recommended that it be tabled.

Mr. Moore moved that the Final/ Preliminary /Lot Consolidation Plan for 2703 George Street be tabled; seconded by Mr. Thomas and unanimously approved.

## **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: 10/14/2022

Mr. Sacks, Attorney for the developer informed the Planning Commission that a meeting occurred with the Condominium Owners Association. He stated that all but the landscaping requests from the COA were granted. The requests included new swales to cover 100 year flood levels, the large mound of dirt will be excavated, addition of parking spaces, relocation of emergency access from southeast corner to the northeast corner.

Mr. Dzurainin, Attorney for the Condominium Owners Association, stated that there are concerns that no official agreement has been received to memorialize what was discussed in their meeting. Their concerns included that there should be cost sharing agreement for Stormwater Management and there is no plan to show that Blue Ridge Circle will not be the main access to Lot 2.

Ms. Morgan, Township Solicitor stated that the Planning Commissioners can recommend to the Board of Commissioners that pending agreements between the COA and developer can be made as a condition of approval. The Township cannot be part of enforcing the agreement between the two parties, but can enforce anything involved with the Subdivision and Land Development Ordinance.

Mr. Thomas moved that the Planning Commission recommend to the Board of Commissioners the approval of the waiver for Section 22.501.7; Two separate points of ingress and egress from Lot 1; seconded by Mr. Wilbourn and unanimously approved.

Mr. Wilbourn moved that the Planning Commission recommend to the Board of Commissioners the Final Subdivision Plan for the Houses at Oakhurst Condominiums conditional up all staff comments being addressed and an agreement is entered into by the developer and the Condominium Owners Association as discussed at the July 25, 2022 Planning Commission meeting; seconded by Mr. Thomas and unanimously approved.

**2. 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 CH, Commercial Highway District on a 57,695 square foot lot. (Ward 5) Current Deadline: 9/25/2022

Julia Hahn and Justin Thornton, representatives for Chick-Fil-A were in attendance to to update the Planning Commissioners on the updates for this plan. These updates includes easements for traffic flow, signage, and contacting PennDot to discuss the right turn in and out of the Wendy's parking lot.

Traffic congestion and traffic flow in the shopping center parking lot as well as on Union Deposit Road were discussed at length. There was a great deal of concern with traffic stacking occurring for people trying to get to the new restaurant as well as those visiting the other businesses in the shopping center. It was suggested that the shopping center be contacted to discuss the easements and the installation of stop signs to make the area safer.

**3. 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

Luke Gindlesperger was in attendance to represent this plan. He informed the Planning Commissioners that 40 parking spaces, a 6,500 square foot play area, access and egress for emergency apparatus are all part of the plan.

Mr. Thomas moved that the Planning Commission recommend the Susquehanna Union Green Phase IIIC plan for approval to the Board of Commissioners subject to the recommendations and conditions as outlined in the July 25, 2022 report; seconded by Mr. Wilbourn and unanimously approved.

**4. 3801 WALNUT STREET** – A Final Land Development Plan for the purpose of removing an existing building and adding a 1,756 square foot addition to the existing convenience store. The addition will contain a restaurant with an ancillary drive-through lane. The project is located on a 25,435 square foot lot in the MU-1, Mixed Use 1 and R-3, Urban Residential District. (Ward 6) Current Deadline: 10/22/22

Tim Arntz, representative for this plan informed the Planning Commissioners that this project is located at the corner of Walnut and Locust Streets. He stated that they are working to address all comments and a Highway Occupancy Permit is in progress.

Kathy Sieg, 3800 Locust Lane, asked to see the traffic plans for this project. She is extremely concerned about traffic stacking in this area as it is used frequently by emergency vehicles. Mr. Arntz stated that one access from the site to Locust Lane is being removed and will only allow for right hand turns.

Mr. Wilbourn moved to table the Final Land Development Plan for 3801 Walnut Street; seconded by Mr. Thomas and unanimously approved.

Mr. Thomas asked what the role of the Township is or could be regarding games of skill and the paying of the amusement taxes. He also asked what could be done to strengthen the Zoning Ordinance.

Ms. Logan replied that the Planning Commission has no authority over this because it is not mentioned in the Zoning Ordinance or the Subdivision and Land Development Ordinance.

### **OTHER BUSINESS:**

1. **ZONING TEXT AMENDMENT** – This draft zoning ordinance text amendment is for the purpose of adding Vehicle Salvage/Recycling Facilities as a Special Exception Use in the Industrial-General District, to amend the definitions for Municipal, County, and State Uses and Wholesale Trade, and to add a new definition for Vehicle Salvage/Recycling Facilities.

Mr. Thomas moved that the Planning Commission recommend to the Board of Commissioner the approval of the Zoning Text Amendment. This motion was seconded by Mr. Moore.

Commissioner Rothrock and the Planning Commissioners expressed their concerns with exempting the Township from Zoning requirements. Ms. Logan explained that this would only exempt the Township from having to go before the Zoning Hearing Board for a variance and would require other local, state and the federal government to adhere to Zoning regulations.

The motion passed with a unanimous vote.

### **COMMUNICATIONS:**

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

Mr. Snyder had no report.

2. **Planning Commission Members Comments:**

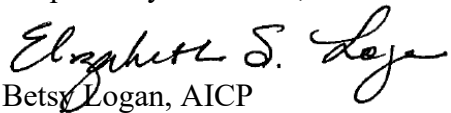
The Planning Commissioners had no additional comments.

3. **Staff Updates:**

Ms. Logan stated that the Draft Zoning and Subdivision and Land Development Ordinances are still in review. She hope to have a joint meeting with the Board of Commissioners in August.

**ADJOURNMENT:** Mr. Thomas moved to adjourn the meeting. Mr. Moore seconded the motion and the meeting was adjourned at 8:03 P.M.

Respectfully submitted,

A handwritten signature in black ink, reading "Elizabeth S. Logan". The signature is fluid and cursive, with the first name "Elizabeth" and middle initial "S." written in a larger, more prominent script than the last name "Logan".

Betsy Logan, AICP

Community & Economic Development Director