

MINUTES

SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

MAY 20, 2019
TIME: 6:00 P.M.

Chairman Frank Chlebnikow called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, May 20, 2019 at 6:00 P.M. at the Municipal Building, 1900 Linglestown Road, Harrisburg, PA 17110.

ROLL CALL: COMMISSION MEMBERS

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

TOWNSHIP PERSONNEL

Tara A. Burns, Esquire
Robert C. Grubic, P.E.
Andrea Viazanko, TCRPC
DCED Director Betsy Logan
Executive Assistant Jonniene Urban

OTHERS IN ATTENDANCE: Charlie Courtney, Anthony Faranda-Diedrich, Daniel R. Vodzak, David L. Craig and Jason D. Gutshall.

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

PUBLIC COMMENT: None

APPROVAL OF MINUTES:

Regular Meeting
April 22, 2019

James McGraw moved the minutes of the Regular Meeting held on April 22, 2019 be approved as published; Seconded by Jonathan Bowser and unanimously approved.

SUBDIVISION AND LAND DEVELOPMENT PLANS:

PA CAPITOL PRESERVATION COMMITTEE STORAGE FACILITY – A PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR THE PURPOSE OF CONSTRUCTING A 17,200 SQUARE FOOT BUILDING WITH 6,000 SQUARE FEET OF FUTURE BUILDING EXPANSION. THE PROPERTY IS LOCATED IN THE C, CONSERVATION ZONING DISTRICT AND WILL BE UTILIZING 2.24 ACRES OF THE FORMER STATE HOSPITAL GROUNDS.

Daniel R. Vodzak, R.A. of Vitetta Architects & Engineers reviewed with the Planning Commission members the Preliminary/Final Land Development Plan for the purpose of constructing a 17,200 square foot building with 6,000 square feet of future building expansion.

Mr. Vodzak stated to Planning Commission members the property is located in the C, Conservation Zoning District and then he remarked the developer will be utilizing 2.24 acres of the former State Hospital Grounds Complex.

Mr. Vodzak informed Planning Commission members the PA Capitol Preservation Committee has six (6) employees; however, none of the employees will have a permanent office at the storage facility at Technology Park.

Mr. Vodzak stated to Planning Commission members once the storage facility is complete and everything is transferred he expects the site will be visited about 3-times a month.

Mr. Vodzak commented to Planning Commission members the PA Capitol Preservation Committee has requested a waiver of the Preliminary Plan Procedure.

Township Engineer Robert Grubic reviewed the Required Agency Approvals, Administrative Items, Stormwater Management, Subdivision/Land Development and General comments with Mr. Vodzak.

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

DCED Director Betsy Logan stated the proposed storage facility location is off an existing parking lot accessed by Technology Park Drive plus a loading dock and a 10-foot wide access drive will be included to access the facility which will have 6-parking spaces and 1-handicap space.

Mitchell Kemp moved to approve the following waiver:

- 1) Waive §22-404 Preliminary Plan Procedure.

Seconded by James McGraw and unanimously approved.

Mitchell Kemp moved to recommend approval of the Plan to the Board of Commissioners contingent on the approval of the following condition:

- 1) All comments provided by Township Staff, Township Engineer and Dauphin County Planning Commission are addressed.

Seconded by Brian Moore.

Motion carried 5-0. Kerry Wilson abstained from the vote.

**NEIGHBORHOOD DESIGN DEVELOPMENT ORDINANCE AMENDMENT –
ESTABLISH A NEW PERMITTED USE IN THE R-2, R-3 AND R-4
RESIDENTIAL ZONING DISTRICTS AND ESTABLISH SPECIFIC
STANDARDS FOR A NEIGHBORHOOD DESIGN DEVELOPMENT.**

Anthony Faranda-Diedrich Vice President of Neighborhood Design Development for Charter Homes at Laurel Hill, Inc. presented to Planning Commission members a proposed Zoning Ordinance Text Amendment establishing a new permitted use in the R-2, R-3 and R-4 Zoning Districts.

Mr. Faranda-Diedrich remarked to Planning Commission members the Text Amendment provides for a definition of Neighborhood Design Development as well as standards for the new use.

Mr. Faranda-Diedrich commented to Planning Commission members Charter Homes is the owner of approximately 23-acres of land located South of Reichert Road and would like to establish an 80-unit innovative residential neighborhood that emphasizes design by incorporating architectural and streetscape standards.

Mr. Faranda-Diedrich explained to Planning Commission members the development will contain street lights and posts and the HOA will take care of the landscaping.

Mr. Faranda-Diedrich informed the Planning Commission members the development will offer basements and the home sites will be about 42-feet and the cost for the new homes will be in the high \$200,000.00 to low \$300,000.00.

Mr. Faranda-Diedrich stated to Planning Commission members the homes will have a minimum of 2-bedrooms with the possibility of adding a 2nd story for 2 more rooms.

Mr. Faranda-Diedrich reported there is also the possibility that townhouses will be built on the property.

NO Action was taken by Planning Commission members on the proposed Zoning Ordinance Text Amendment.

OLD BUSINESS:

DCED Director Betsy Logan informed the Planning Commission members the Sustainable Susquehanna 2030 Comprehensive Plan was adopted at the May 9, 2019 Board of Commissioners Regular Meeting.

NEW BUSINESS: None

COMMUNICATIONS:

Tri-County Regional Planning Commission Update: None

Planning Commission Members Comments:

Chairman Frank Chlebnikow remarked to the Planning Commission members he has volunteered again this year to do traffic counts in the Township.

ADJOURNMENT:

James McGraw moved the meeting be adjourned at 6:55 P.M.; Seconded by Jonathan Bowser and unanimously approved.

Respectfully submitted,

Jonniene Urban
Executive Assistant