

MINUTES

SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

MAY 18, 2020
TIME: 6:00 P.M.

Vice-Chairman Kerry Wilson called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, May 18, 2020 at 6:00 P.M. via a video conference.

ROLL CALL: COMMISSION MEMBERS

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

TOWNSHIP PERSONNEL

Tara A. Burns, Esquire
Robert C. Grubic, P.E.
DCED Director Betsy Logan
Andrew Bomberger, TCRPC
Alex Greenly, E.I.T.
George Drees, Fire Marshal

OTHERS IN ATTENDANCE: Andrea Lowery, NV5; Bob Fisher, Fisher Engineering, Joel McNaughton, McNaughton Homes

PUBLIC COMMENT: None

APPROVAL OF MINUTES:

Regular Meeting
April 27, 2020

Jonathon Bowser moved the minutes of the Regular Meeting held on April 27, 2020 be approved as published; Seconded by Mitchell Kemp and unanimously approved.

SUBDIVISION AND LAND DEVELOPMENT PLANS:

ESTATES AT MARGARETS GROVE REVISED PHASES 2 & 3 – A SKETCH PLAN FOR THE PURPOSE OF REVISING PHASES 2 AND 3 OF THE APPROVED SUBDIVISION PLAN FOR ESTATES AT MARGARET’S GROVE. THE PLAN PROPOSES A REDUCTION IN THE NUMBER OF PROPOSED LOTS FROM 47 TO 30. THE PROPERTY IS ZONED R-4, RESIDENTIAL DISTRICT

Robert Fisher of R.J. Fisher & Associates, Inc. reviewed the sketch plan and the proposed changes from the original approved plan, to better accommodate steep slopes. He discussed the need for a waiver from the cul-de-sac length and the need for two methods of ingress and egress.

Fire Marshal George Drees commented on the issues related to fire fighting with long cul-de-sacs and limited access to lots.

Joel McNaughton of McNaughton Homes discussed option for adding a fire access lane that would connect to Chatham Way. The plan will be revised, and a profile plan prepared to show a limited, narrow accessway.

Township Engineer Bob Grubic provided no additional comments.

Andrew Bomberger of Tri-County Regional Planning Commission remarked he had no additional comments.

DCED Director Betsy Logan remarked he had no additional comments.

No action was taken.

HARRISBURG MILITARY POST - A FINAL LAND DEVELOPMENT PLAN FOR THE PURPOSE OF CONSTRUCTING A 12,322 SQUARE FOOT STORAGE BUILDING AND PRIVATELY OWNED PARKING LOT. THE PROPERTY IS ZONED C, CONSERVATION DISTRICT

Andrea Lowery, NV5 discussed the sidewalk waiver request for this project. The concern with installing a sidewalk along Arsenal Boulevard is the steep slopes. They are concerned with the grades and possible impacts to utilities.

Andrew Bomberger of Tri-County Regional Planning Commission remarked that the nearby intersection of Maclay and Cameron Streets are part of the HATS- TIP update. Significant pedestrian upgrades to improve walkability are proposed. Having the sidewalk would make a logical pedestrian connection to the proposed changes in the TIP, and provide access to both the State Hospital Grounds and the State Farm Show complex.

Township Engineer Robert Grubic discussed requiring a deferral with a time limit for the installation of sidewalks.

Township Solicitor Tara Burns recommended the sidewalk be a deferral instead of a waiver. A note would be on the

plan that sidewalk will be required to be installed in the future.

DCED Director Betsy Logan provided directions on the next steps.

Jonathan Bowser motioned to table the plan until the next meeting; Seconded by Bill Thomas.

Motion carried 5-0.

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 BOR, BUSINESS-OFFICE-RESIDENTIAL.

This item was tabled at a previous meeting. No action has occurred since then.

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 R-4, RESIDENTIAL URBAN DISTRICT AND THE BOR, BUSINESS-OFFICE-RESIDENTIAL DISTRICT

This item was tabled at a previous meeting. No action has occurred since then.

COMMUNICATIONS:

Tri-County Regional Planning Commission Update:

Andrew Bomberger of the Tri-County Regional Planning Commission informed the Planning Commission members that the HATS TIP updated is now available for public comment until June 19th. He provided a general summary of the plan.

Planning Commission Members Comments: None

DCED Director Comments:

Betsy Logan, DCED Director, updated the Planning Commission members on the status of the Zoning and Subdivision and Land Development Ordinances.

ADJOURNMENT:

Mitchell Kemp moved the meeting be adjourned at 6:41 P.M.; Seconded by Jonathan Bowser and unanimously approved.

Respectfully submitted,

Elizabeth S. Logan, AICP
DCED Director