

## MINUTES

### SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

JANUARY 23, 2023  
TIME: 6:00 P.M.

Frank Chlebnikow, Chair called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, January 23, 2023, at 6:00 P.M. via in person/video conference.

### ROLL CALL:

#### COMMISSION MEMBERS:

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

#### TOWNSHIP PERSONNEL:

Betsy Logan, Assistant Township Manager  
Mack Breech, Zoning Administrator/  
Community Planner  
Morgan Madden, Solicitor  
Gary Rothrock, Commissioner, Ward 2  
Alex Greenly, Engineer  
Ben Warner, TCRPC  
Kathy Fry, Executive Assistant

#### OTHERS IN ATTENDANCE:

Val Stetler

### REORGANIZATION

Planning Commissioner Chlebnikow turned the meeting over to Solicitor Morgan who then asked for nominations for Chair of the Planning Commission.

Planning Commissioner Bowser nominated Frank Chlebnikow as Chair. Hearing no other nominations, the motion was seconded by Planning Commissioner Kemp and then unanimously approved. The meeting was then turned back over to Chair Chlebnikow.

Chair Chlebnikow then asked for nominations for Vice Chair. Planning Commissioner Bowser nominated Kerry Wilson as Vice Chair. Hearing no other nominations, the motion was seconded by Planning Commissioner Kemp and then unanimously approved.

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

### APPROVAL OF MINUTES:

Planning Commissioner Kemp moved that the Planning Commissioners approve the November 28, 2022, meeting minutes. The motion was seconded by Planning Commissioner Moore and then approved by a 5-0-1. Chair Chlebnikow abstained due to not being present at this meeting.

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

1. **4015 REICHERT ROAD** – A Final Preliminary/Final Minor Subdivision Plan for the purpose of subdividing a 37.77-acre lot into two separate lots. Lot one would be 34.52 acres in size and would accommodate potential future development. Lot two would contain the existing single-family dwelling, related site improvements and would be 2.22 acres in size. This project is located in the R-2 Medium Density Residential Zoning District. (Ward 8) Current Deadline: 04/23/2023

Val Stetler, Engineer for the plan gave the Planning Commissioners an outline of this plan and to answer any questions. He and the Planning Commissioners and Township Staff discussed the Right-of-Way concerns that may arise with this subdivision and the future development of the larger tract. Concerns raised by Township staff will need to research the discussions that occurred five years ago regarding this plan as well as the connection to sanitary sewers.

Vice Chair Wilson made a motion to table the Final Preliminary/Final Minor Subdivision Plan for 4015 Reichert Road. The motion was seconded by Planning Commissioner Moore and then unanimously approved.

### **2. TABLED – 1253 MARTINA DRIVE –**

Assistant Manager Logan reported that there is a Preliminary Land Development Plan that consists of 252 apartments and 142 townhouses that will be submitted to the Township in the future.

## **OTHER BUSINESS:**

1. Update on Status of Draft Zoning and Subdivision and Land Development Ordinances. Mack Breech, Zoning Coordinator reported that the edited version of the Draft Zoning Ordinance has been received and the last few items are being worked out. They are currently planning to bring it to the Planning Commission at the next meeting.

2. Discussion on Short-Term Rentals – Zoning Administrator Breech asked for comment from the Planning Commission regarding this topic. Assistant Manager Logan stated that there is currently no regulations regarding Short-Term Rentals in the Township.

Chair Chlebnikow is familiar with this type of rental and commented on how investors are buying up properties for use as Short-Term rentals and stopping first-time homebuyers from purchasing them. He also noted that many issues arise due to noise and the uncertainty from neighbors when out of state vehicles are parked in their neighborhoods. He feels that it is the Township's responsibility for protecting Township neighborhoods.

Ben Warner of TCRPC commented that the County has a fact sheet with resources that may be utilized.

## **COMMUNICATIONS:**

1. Tri-County Regional Planning Commission Update

Ben Warner introduced himself and informed the Planning Commissioners that the permanent replacement for Kyle Snyder will begin in May.

2. Planning Commission Members' Comments

There were no additional comments from the Planning Commissioners.

3. Staff Updates

Zoning Administrator Breech gave an update on the Bicycle, Pedestrian and Greenway Plan.

**ADJOURNMENT:**

Planning Commissioner Kemp moved that the Planning Commission meeting be adjourned at 6:52 P.M. The motion was seconded by Planning Commissioner Moore and unanimously approved.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'Elizabeth Logan', with a stylized flourish extending to the right.

Elizabeth Logan, AICP

Assistant Township Manager & Director of Community and Economic Development