

## MINUTES

### SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

JUNE 24, 2019  
TIME: 6:00 P.M.

Chairman Frank Chlebnikow called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, June 24, 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  
Kerry Wilson  
Jonathan Bowser  
Delonne Wilbourn – Excused  
James McGraw – Excused  
Brett Biggica – Alternate

#### TOWNSHIP PERSONNEL

Tara A. Burns, Esquire  
Robert C. Grubic, P.E.  
Commissioner Gary Rothrock  
Commissioner Tom Pyne  
Andrea Viazanko, TCRPC  
DCED Director Betsy Logan  
Zoning Officer Michael Rohrer  
Executive Assistant Jonniene Urban

**OTHERS IN ATTENDANCE:** Bud Grove, Kenneth L. Mickens, Joe Burget, Jr., Shirley Jones, Joe Lewis, Bryan Clement, Charlotte Nelson, Albert Nelson, Matt Fisher, Tristan Greiner, Kirsten Keys, Thomas Keys, David Tshudy, Catherine Wilsbach, Melvin Johnson, Eula Webster, Lewis K. Webster, Connie Jennings, Quinn Mickens and Nicole Conway.

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

**PUBLIC COMMENT:** None

#### APPROVAL OF MINUTES:

Regular Meeting  
May 20, 2019

Jonathan Bowser moved the minutes of the Regular Meeting held on May 20, 2019 be approved as published; Seconded by Mitchell Kemp and unanimously approved.

#### SUBDIVISION AND LAND DEVELOPMENT PLANS:

**HERBERT C. MOORE – A FINAL SUBDIVISION PLAN FOR THE PURPOSE OF SUBDIVIDING THREE EXISTING TRACTS OF COMMON OWNERSHIP TOTALING 4.02 ACRES INTO TWO NEW RESIDENTIAL BUILDING LOTS. THE PROPERTY IS LOCATED ON THE SOUTHEAST CORNER OF ELMERTON AVENUE AND 39<sup>TH</sup> STREET AND IS LOCATED IN THE R-2, MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT.**

Joe Burget, Jr. of Burget & Associates, Inc. presented Planning Commission members the Herbert C. Moore Final Subdivision Plan for the purpose of subdividing three (3) existing tracts of common ownership totaling 4.02 acres into two (2) new residential building lots.

Mr. Burget remarked the property is located on the Southeast corner of Elmerton Avenue and 39<sup>th</sup> Street in the R-2, Medium Density Residential Zoning District.

Mr. Burget reported the developer has requested the following four (4) waivers:

- 1) Waive the Preliminary Plan Procedure.
- 2) Waive the required drawing scale.
- 3) Waive the requirement of setting a monument marker in the Southern most corner of the property.
- 4) Waive the requirement for installation of sidewalks along 39<sup>th</sup> Street until proposed Lot #2 is developed.

Township Engineer Robert Grubic reviewed the waiver requests, Subdivision/Land Development and General comments with Mr. Burget.

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

DCED Director Betsy Logan stated the Plan will be recommended for approval when all comments provided by the Township Staff, the Township Engineer and the Dauphin County Planning Commission are addressed.

Kerry Wilson moved to Table Action on the Plan until the Planning Commission meeting in July; Seconded by Brian Moore and unanimously approved.

**TOWNES AT MARGARET'S GROVE PHASE 2A – A FINAL LAND DEVELOPMENT PLAN FOR THE PURPOSE OF CONSTRUCTING 18 TOWNHOMES AS PART OF A PREVIOUSLY APPROVED PLAN FOR PHASES 2 & 3. THIS PLAN IS A REVISED PHASE OF THE PREVIOUSLY APPROVED PLAN. THE PROPERTY IS LOCATED SOUTH OF CONTINENTAL DRIVE IN THE R-4, RESIDENTIAL URBAN DISTRICT.**

Tristan Greiner of R.J. Fisher & Associates presented Planning Commission members the Townes at Margaret's Grove Phase 2A Final Land Development Plan for the purpose of constructing 18 townhouses as part of a previously approved Plan for Phases 2 & 3.

Mr. Greiner remarked the Plan is a revised phase of the previously approved Plan which is located South of Continental Drive in the R-4, Residential Urban District.

Mr. Greiner informed the Planning Commission members Phase 2A consists of 4-buildings.

Mr. Greiner stated 2-buildings fronting onto Hamlin Lane will consist of 4-units and 5-units, the building on the North side of Bartlett Road will contain 5-units and the building on the South side of Bartlett Road will contain 3-units.

Township Engineer Robert Grubic reviewed the 6-waiver requests, Stormwater Management and Subdivision/Land Development comments with Mr. Greiner.

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

Mitchell Kemp moved to approve the following waivers:

- 1) Waive Buffer Yards.
- 2) Waive Existing Resources and Site Analysis.
- 3) Waive Resource Impact and Conservation Report.
- 4) Waive Rolled Curbs.
- 5) Waive Location of Driveways.
- 6) Waive Vertical Sag Curve 'K' Value on Margaret's Lane.

Seconded by Jonathan Bowser and unanimously approved.

Jonathan Bowser moved to recommend approval of the Plan to the Board of Commissioners contingent on the approval of the following conditions:

- 1) All recreation fees are to be paid prior to release of Plans for recording.
- 2) Provide an Operations & Maintenance Agreement to be executed and recorded.
- 3) Provide a financial security estimate.
- 4) Address all remaining comments provided by Township Staff, the Township Engineer and Dauphin County Planning Commission.

Seconded by Kerry Wilson and unanimously approved.

**SOLID ROCK MISSIONARY BAPTIST CHURCH – A PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR THE PURPOSE OF CONSTRUCTING A WORSHIP AND COMMUNITY CENTER AT 2400 LOCUST LANE. THE PROPERTY CONTAINS 4.59 ACRES AND IS LOCATED IN THE R-4, RESIDENTIAL URBAN DISTRICT.**

Bud Grove of Skelly & Loy, Inc. presented Planning Commission members the Solid Rock Missionary Baptist Church Preliminary/Final Land Development Plan for the purpose of constructing a worship and community center at 2400 Locust Lane.

Mr. Grove remarked the property contains 4.59 acres and is located in the R-4, Residential Urban District.

Mr. Grove reported the 12,600 square foot building will have 110 parking spaces, six of which are handicapped with additional overflow parking in the rear of the property.

Mr. Grove stated the applicant has requested the following waiver:

- 1) Waive the Preliminary Plan Procedure.

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

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

DCED Director Betsy Logan stated the Plan will be recommended for approval when all comments provided by the Township Staff, the Township Engineer and the Dauphin County Planning Commission are addressed.

Kenneth L. Mickens, Esq., LLC of 8000 Derry Street stated he is excited about the opportunity to build a new church.

Rev. Thomas A. Keys, Pastor of Solid Rock Missionary Baptist Church remarked he thinks the church will be a great asset to the community.

Brian Moore moved to Table Action on the Plan until the Planning Commission meeting in July; Seconded by Kerry Wilson and unanimously approved.

**SUSQUEHANNA UNION GREEN (PHASE IIA, IIC, IIE, IIIB AND V) – A FINAL LAND DEVELOPMENT PLAN FOR THE PURPOSE OF CONSTRUCTING RESIDENTIAL DWELLINGS, AS WELL AS COMMERCIAL/OFFICE BUILDINGS AND ASSOCIATED PARKING LOTS. THE PROPERTY CONTAINS 58.07 ACRES AND IS ZONED TND-1, TRADITIONAL NEIGHBORHOOD ZONING.**

Catherine Wilsbach of the Vartan Group presented Planning Commission members the Susquehanna Union Green Final Land Development Plan.

Ms. Wilsbach stated the Plan includes eight (8) freestanding commercial buildings and 41-single family lots.

Ms. Wilsbach commented waiver requests on Phases IIA, IIC, IIE, and IIIB & V were approved during the Preliminary Plan approval.

Township Engineer Robert Grubic reviewed the Required Agency Approvals, Administrative Items, Stormwater Management & Subdivision/Land Development comments with Ms. Wilsbach.

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

The Planning Commission members discussed in length the Susquehanna Union Green Final Land Development Plan.

Jonathan Bowser moved to recommend approval of the Plan to the Board of Commissioners contingent on the approval of the following conditions:

- 1) All comments provided by Township Staff, Township Engineer and Dauphin County Planning Commission have been addressed.
- 2) All 8 comments of the Design Review Committee have been addressed.

Seconded by Brian Moore.

Motion carried 5-1. Kerry Wilson opposed.

**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.**

Attorney Charlie Courtney of McNees, Wallace & Nurick, LLC discussed with Planning Commission members the proposed Zoning Ordinance Text Amendment to establish a new permitted use in the R-2, R-3 and R-4 Zoning Districts.

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

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

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

**OLD BUSINESS:**

None

**NEW BUSINESS:**

DCED Director Betsy Logan informed the Planning Commission members she is in the process of applying for Grants to cover the cost of hiring another Codes Enforcement Officer.

**COMMUNICATIONS:**

**Tri-County Regional Planning Commission Update:** None

**Planning Commission Members Comments:** None

**ADJOURNMENT:**

Jonathan Bowser moved the meeting be adjourned at 8:15 P.M.; Seconded by Kerry Wilson and unanimously approved.

Respectfully submitted,

Jonniene Urban  
Executive Assistant