

## MINUTES

### SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

JUNE 22, 2020  
TIME: 6:00 P.M.

Chairman Frank Chlebnikow called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, June 22, 2020 at 6:00 P.M. via a video conference.

#### ROLL CALL: COMMISSION MEMBERS

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

#### TOWNSHIP PERSONNEL

Tara A. Burns, Esquire  
Robert C. Grubic, P.E.  
DCED Director Betsy Logan  
Commissioner Gary Rothrock  
Commissioner Tom Pyne  
Andrew Bomberger, TCRPC  
Zoning Officer Michael Rohrer

**OTHERS IN ATTENDANCE:** Michael Snosavage, Ben Heisey, Joel McNaughton, Robert Fisher, Anthony Faranda-Diedrich, Gary Montler, Andrea Lowry, and Monique Phillips

**PUBLIC COMMENT:** None

#### APPROVAL OF MINUTES:

##### Regular Meeting

Jonathan Bowser moved the minutes of the Regular Meeting held on May 18, 2020 be approved as published; Seconded by Mitchell Kemp and approved on a vote of 6 to 0, with Frank Chlebnikow abstaining

#### SUBDIVISION AND LAND DEVELOPMENT PLANS:

**ESTATES AT MARGARETS GROVE REVISED PHASES 2 AND 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, AND IS LOCATED AT THE END OF CHATHAM WAY AND CONTINENTAL DR. (WARD 2)**

Robert Fisher reviewed the changes to the plan from the previous meeting. The revised plans show a 15-foot emergency access from Deer Path Woods connecting to the cul-de-sac.

Township Engineer Bob Grubic provided two comments related to the proposed access.

DCED Director Betsy Logan provided her comments.

Further discussion occurred related to the next steps in the process, maintenance and road and emergency access dedication, and concern with the waiver requests. Instead of an emergency access drive, there is potential to request a waiver of street width. Further analysis should occur, including review of the stormwater.

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 AND IS LOCATED AT 15TH STREET AND ARSENAL BOULEVARD. (WARD 3)**

Michael Snesavage presented an overview of the project. Michael Rohrer informed the Planning Commission members the applicant has requested the Plan be Tabled until the next Planning Commission meeting.

Township Engineer Bob Grubic reviewed his comments related to the proposed access.

DCED Director Betsy Logan reviewed her comments, specifically related to the stormwater basin.

The wavier requested were discussed, specifically the sidewalk waiver which allowed a 3-year deferral of sidewalk construction. Further discussion occurred regarding the sidewalk issues. It was recommended that the applicant meet with PennDOT to discuss the sidewalk.

No action was taken.

**LAUREL HILL – A FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN FOR THE PURPOSE OF CONSTRUCTING 80 NEW DWELLING UNITS. THE PROPERTY CONTAINS 24.2 ACRES AND IS ZONED R-2, MEDIUM DENSITY RESIDENTIAL. THE PROPERTY IS LOCATED WEST OF BRADLEY DRIVE AND DRIFTSTONE DRIVE. (WARD 9)**

Anthony Faranda-Diedrich of Charter Homes presented to Planning Commission members the Final Subdivision Plan for Laurel Hill. There was a mix-up and the submittal to the Design Review Committee was not sent in.

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

DCED Director Betsy Logan reviewed the comments from staff, including the need for the plan to go before the Design Review Committee.

Andrew Bomberger of Tri-County Regional Planning Commission discussed his comments with specific concern to the central open space.

The waiver requests for rolled curb, delay of recreational fee payment until building permit, and preliminary plan were discussed.

Feedback was provided to the applicant regarding the layout of the plan, including street configuration, and the scrutiny of the design from the Design Review Committee. The variation of home elevations, staggering, and home products will reflect the intent of the Neighborhood Design Development ordinance amendment.

Kerry Wilson moved to Table action on the Plan; Seconded by Brian Moore and unanimously approved.

**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 they anticipate the Harrisburg Area Transportation Study (HATS) Multi-Modal Transportation Program approval by June 26, 2020.

**Planning Commission Members Comments:** None

**DCED Director Comments:**

Betsy Logan, DCED Director, updated the Planning Commission members on the following:

- 1) Status of the Zoning and Subdivision and Land Development Ordinances.
- 2) Hiring of a new Stormwater Management Program Coordinator, and the approval of the Township's MS4 Permit from the Department of Environmental Protection.
- 3) Progress of the Susquehanna Union Green development

**ADJOURNMENT:**

Bill Thomas moved the meeting be adjourned at 7:58 P.M.; Seconded by Brian Moore and unanimously approved.

Respectfully submitted,

Elizabeth S. Logan, AICP  
DCED Director