

## MINUTES

### SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

APRIL 24, 2023  
TIME: 6:00 P.M.

Frank Chlebnikow, Chair called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, February 27, 2023, at 6:00 P.M. via in person/video conference.

### ROLL CALL:

#### COMMISSION MEMBERS:

Frank Chlebnikow, Chair – Present  
Kerry Wilson, Vice Chair – Present  
Mitchell Kemp – Present  
Brian Moore – Present  
William Thomas – Present  
Jonathan Bowser - Excused  
Delonne Wilbourne - Excused

#### TOWNSHIP PERSONNEL:

Betsy Logan, Assistant Township  
Manager  
Mack Breech, Community Planner/  
Zoning Administrator  
Morgan Madden, Solicitor  
Gary Rothrock, Commissioner  
Alex Greenly, P.E.  
Ben Warner, TCRPC

#### OTHERS IN ATTENDANCE:

Rick Castranio, Benjamin Kirk, John Feichtel, Matt Fisher, David Sanju, Olivia Edwards Rindfuss (Virtually), and Commissioner Jody Rebarchak (Virtually).

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

#### APPROVAL OF MINUTES:

Planning Commissioner Thomas moved that the Planning Commissioners approve the February 27, 2023, meeting minutes. The motion was seconded by Planning Commissioner Kemp and then unanimously approved.

#### SUBDIVISION AND LAND DEVELOPMENT PLANS:

#### OLD BUSINESS:

Chair Chlebnikow noted that Items 4 through 7 on the agenda have requested to be tabled for this evening's meeting.

1. PHASES ONE AND TWO, BLUE MOUNTAIN APARTMENTS - A Preliminary Subdivision and Land Development Plan for the purpose of subdividing the existing collective 4 tracts into 7 new lots, lots 1 and 2 are proposed to be developed to contain 290 residential units with related site improvements. This plan was previously recommended for approval in 2014 as

a Preliminary/Final Land Development Plan. The content of this plan is the same, the only change is this plan is submitted as a Preliminary Plan. The project is located in the R-4, High Density Residential and the C, Conservation Zoning Districts. (Ward 2) Current Deadline: 05/28/2023

Matt Fisher presented this plan to the Planning Commissioners. Staff was consulted regarding any additional comment, to which there was none. Mr. Fisher confirmed the specifics on the area of the Sidewalk Waiver that has been requested.

Planning Commissioner Kemp moved that the Planning Commission recommend to the Board of Commissioners for approval the Waiver of §22-1107, Sidewalk installation on both sides of the street along Continental Drive and Oakhurst Boulevard. The motion was seconded by Planning Commissioner Thomas and then unanimously approved.

Chairman Chlebnikow read into the record the conditions for approval of the Blue Mountain Apartments Phase one and Phase two plan as recommended by Township Staff:

1. All comments by Township Staff, Dauphin County Planning Commission and HRG are addressed.
2. All TIS comments and revisions are to be coordinated between HRG and the applicant.

Planning Commissioner Moore moved that the Planning Commission recommend to the Board of Commissioners conditional approval of the Preliminary Subdivision and Land Development Plan for Phases One and Two, Blue Mountain Apartments. The motion was seconded by Planning Commissioner Kemp and then unanimously approved.

**2. COVENANT CHRISTIAN ACADEMY** – A Preliminary/Final Land Development Plan for the purpose of consolidating the existing two lots, developing a soccer field/rec area and expanding parking. This project is located in the R-2, Medium Density Residential Zoning District and the C-Conservation Zoning District. (Ward 3) Current Deadline: 06/25/2023

Rick Castranio presented this plan to the Planning Commissioners. Commissioner Rothrock and Chairman Chlebnikow raised the concerns they had with traffic and pedestrian safety, and the moving power poles to accommodate later installation of a sidewalk or trail.

Dr. David Sanju, Head of School of the Covenant Christian Academy, confirmed that they are willing to allow the room for a sidewalk or extend the macadam by five feet.

Vice Chairman Wilson wanted to put into the record that he and Dr. Sanju are neighbors, they have discussed the plan, but he did not give him any comments or how he would vote on this plan. Solicitor Madden confirmed that this was acceptable and he would be able to participate in the motions.



Planning Commissioner Thomas moved that the Planning Commission recommend approval of the Waiver of §22-404, Preliminary Plan Procedure for approval to the Board of Commissioners. The motion was seconded by Planning Commissioner Moore and then unanimously approved.

Planning Commissioner Moore moved that the Planning Commission recommend approval by the Board of Commissioners for the Waiver of §22-1107 Sidewalks subject to coming to an agreement with Township staff as discussed at this evening's meeting for the walkways. The motion was seconded by Planning Commissioner Kemp and then unanimously approved.

Chairman Chlebnikow read into the record the conditions of approval of the Preliminary/Final Subdivision Plan for the Covenant Christian Academy:

1. All outstanding comments on review letters from Township Staff, dated 4.17.2023, and the Township Engineer, dated 4.20.2023 are addressed.
2. Provide a copy of the approved NPDES Permit.
3. Provide a copy of the Erosion and Sedimentation Control Plan/Report that is approved by the Dauphin County Conservation District.
4. Provide an executed Operations and Maintenance Agreement for all permanent Stormwater Management Facilities
5. Provide executed easements for all Stormwater Management Facilities
6. Provide financial security for the timely, proper, and complete construction of all applicable improvements including but not limited to paving, sidewalks, curbing, stormwater management facilities, erosion, and sediment controls, etc. prior to the approval of the Final Plan.

Planning Commissioner Thomas moved that the Planning Commission recommend approval of the Preliminary/Final Land Development Plan for the Covenant Christian Academy to the Board of Commissioners subject to the conditions mentioned above. The motion was seconded by Planning Commissioner Moore and then unanimously approved.

**3. 3401 NORTH FRONT STREET** – A Preliminary/Final Minor Lot Consolidation Plan for the purpose of consolidating two lots on North Front Street. Existing lot one is 3.037 acres in size and contains an office building. Existing lot five is .903 acres in size and is vacant. This plan proposes to consolidate these lots to create a new 3.940-acre lot. This project is located in the BOR, Business Office Residential Zoning District (Ward 1) *Current Deadline: 05/28/2023.*

Benjamin Kirk presented this plan and noted that the comments and suggestions from the last meeting were addressed.

The Planning Commissioners, Township Staff, and Board of Commissioners Rothrock and Rebarchak discussed at length the need for sidewalks in the Township. Concerns were raised with the lack of sidewalk requirements in the past during construction and development and how it is currently impacting residents.

Vice Chairman Wilson moved that the Planning Commission recommend approval by the Board of Commissioners of the Waiver of §22-404, Preliminary Plan Procedure. The motion was seconded by Planning Commissioner Kemp and then unanimously approved.

Planning Commissioner Moore moved that the Planning Commission recommend approval by the Board of Commissioner of Waiver of §22-403. B.5, Drawing Scale [1" =100']. The motion was seconded by Vice Chairman Wilson and then unanimously approved.

Vice Chairman Wilson moved that the Planning Commissioners recommend denying approval of the Waiver of §22-1107, Sidewalks, along North Front Street, North Second Street, and Bergner Street along with any handicap improvements to the Board of Commissioners. Chairman Chlebnikow seconded the motion.

The Planning Commissioners spoke at length about following policies and plans within the Township.

The motion passed with a 4-1 vote. Planning Commissioner Kemp voted against the denial of the waiver.

The Waiver Request for §22-1009.3. A, Street Trees was withdrawn by the developer. A letter stating this withdrawal was requested to be provided to the Township.

Chairman Chlebnikow read into the record the conditions of approval for the 3401 & 3405 North Front Street Preliminary/Final Consolidation Plan.

1. The applicant pays all fees.
2. Prior to release of plans for recording, all proper signatures and seals shall be provided.
3. Street trees and sidewalks are provided in accordance with the Susquehanna Township Subdivision and Land Development Ordinance.
4. Financial Security for the timely and proper installation of on-site improvements is provided.

Planning Commissioner Kemp moved that the Planning Commission recommend conditional approval of the 3401 & 3405 North Front Street Preliminary/Final Consolidation Plan to the

Board of Commissioners. The motion was seconded by Planning Commissioner Moore and then unanimously approved.

**OTHER BUSINESS:**

**1. Update on Status of Draft Zoning and Subdivision and Land Development Ordinances.**  
Assistant Manager Logan reported that the Draft Zoning and Subdivision and Land Development Ordinance is ready to be reviewed by the Committee.

**COMMUNICATIONS:**

**1. Tri-County Regional Planning Commission Update:**

Ben Warner, TCRPC, discussed grant opportunities to place EV charging stations at Township owned property.

**2. Planning Commissioner Member's Comments:**

No additional comments were received from the Planning Commissioners.

**3. Staff Updates:**

Betsy Logan, Assistant Township Manager reported that Madison Smith has resigned as the Stormwater Management Coordinator. They are currently looking for her replacement.

**ADJOURNMENT:**

Vice Chairman Wilson moved that the Planning Commission meeting be adjourned at 7:11 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 at the end.

Elizabeth Logan, AICP

Assistant Township Manager & Director of Community and Economic Development