

## MINUTES

### SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

JULY 27, 2020  
TIME: 6:00 P.M.

Vice Chairman Kerry Wilson called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, July 27, 2020 at 6:01 P.M. via a video conference.

#### ROLL CALL: COMMISSION MEMBERS

Frank Chlebnikow – Excused  
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  
Andrew Bomberger, TCRPC  
Zoning Officer Michael Rohrer

**OTHERS IN ATTENDANCE:** Chris DiSanto, Michael Snesavage, Lauren Weaver, Mark Guida, Craig Zimmerman, Mark Seifried, Monique Phillips, Andrea Lowery, Elizabeth Pettis, Bryan Anthony, John Saufley and Robert Fisher.

**PUBLIC COMMENT:** None

#### APPROVAL OF MINUTES:

Regular Meeting  
June 22, 2020

Brian Moore moved the minutes of the Regular Meeting held on June 22, 2020 be approved as published; Seconded by Jonathan Bowser and unanimously approved.

#### SUBDIVISION AND LAND DEVELOPMENT PLANS:

**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.**

Michael Snesavage reviewed with Planning Commission members the Final Land Development Plan for the purpose of constructing a 12,322 square foot storage building and privately owned parking lot.

Mr. Snesavage requested Planning Commission members approve the deferral for installation of sidewalks along

Arsenal Boulevard so the Plan can move forward and also approve the remaining waiver requests.

Township Engineer Grubic reviewed the Administrative Items, Stormwater Management and Subdivision/Land Development comments with Mr. Snesavage.

DCED Director Betsy Logan informed Mr. Snesavage Township Staff reviewed and recommended approval of the Plan with the following condition:

1) All outstanding comments provided by Township Staff, the Township Engineer and the Dauphin County Planning Commission are addressed.

Jonathan Bowser moved to approve the waiver request of the Preliminary Plan Requirements; Seconded by William Thomas.

Motion carried 4-0.

Jonathan Bowser moved to approve the deferral of sidewalks along Arsenal Boulevard for up to 3-years subject to a Developer's Agreement; Seconded by Brian Moore.

Motion carried 4-0.

Jonathan Bowser moved to approve the waiver request for street trees; Seconded by William Thomas.

Motion carried 4-0.

William Thomas moved to approve the waiver request for Financial Security Procedures; Seconded by Brian Moore.

Motion carried 4-0.

Jonathan Bowser moved to approve the waiver request for Underground Electrical Line Requirements; Seconded by William Thomas.

Motion carried 4-0.

William Thomas moved to recommend approval of the Plan to the Board of Commissioners contingent on the approval of the following condition:

1) All outstanding comments provided by Township Staff, the Township Engineer and the Dauphin County Planning Commission are addressed.

Seconded by Brian Moore.

Motion carried 4-0.

**TABLED** – **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.**

The Plan was Tabled at a previous Planning Commission meeting. No further action has been taken.

**TABLED** – **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.**

The Plan was Tabled at a previous Planning Commission meeting. No further action has been taken.

**TABLED** – **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.**

The Plan was Tabled at a previous Planning Commission meeting. No further action has been taken.

**OTHER BUSINESS:**

**ZONING MAP AMENDMENT OF PARCEL 62-023-096 – TRIPLE CROWN CORPORATION, INC. IS REQUESTING TO REZONE A 25.61 ACRE PARCEL OF LAND LOCATED ON THE SOUTHERN SIDE OF ELMERTON AVENUE FROM MEDIUM DENSITY RESIDENTIAL (R-2) TO BUSINESS-OFFICE-RESIDENTIAL (BOR) IN ORDER TO DEVELOP TOWNHOUSES.**

Charles Courtney of McNees Wallace & Nurick, LLC representing Triple Crown Corporation, Inc. along with

Mark, Nick and Chris DiSanto presented to Planning Commission members the Zoning Map Amendment request to rezone about 26 acres located on the Southern side of Elmerton Avenue from (R-2) Medium Density Residential to (BOR) Business-Office-Residential.

Mr. Courtney informed Planning Commission members the reason for the request is for the applicant to build 156 townhomes to be known as The Enclave at Elmerton which will be rental units.

Mark DiSanto of Triple Crown Corporation, Inc. explained to Planning Commission members the 156 townhomes will have a 1-car garage and 2-3 bedrooms.

Mr. DiSanto stated the community will include a clubhouse and swimming pool facility plus availability to walk to retail stores along Progress Avenue and the Greenbelt Trail.

Planning Commission members including Commissioner Rothrock expressed their concerns regarding the rezoning request.

DCED Director Betsy Logan expressed her concern about only one entrance planned for the community.

No Action was taken on the proposed rezoning of the parcel by the Planning Commission members.

#### **COMMUNICATIONS:**

##### **Tri-County Regional Planning Commission Update:**

Andrew Bomberger of the Tri-County Regional Planning Commission reported to Planning Commission members the HATS Regional Transportation Plan is undergoing an update of their Regional Transportation Plan so if the Township has any transportation needs please contact him.

Mr. Bomberger informed Planning Commission members this will be his last direct meeting with them for now.

Mr. Bomberger stated Ms. Lauren Weaver will be taking his place and she will be the Township's point of contact.

Vice Chairman Kerry Wilson thanked Andrew Bomberger for all his contributions and help in the past and commented the Planning Commission members will miss him.

Vice Chairman Kerry Wilson welcomed Lauren Weaver and remarked the Planning Commission members are looking forward to working with her.

**Planning Commission Members Comments:** None

**Zoning & SALDO Amendments Updates:**

DCED Director Betsy Logan reported the Official Map Draft should be available by the end of August for the Planning Commission to start reviewing.

Director Logan remarked the Township will be working on the Amendments first and then the SALDO.

**ADJOURNMENT:**

Bill Thomas moved the meeting be adjourned at 7:46 P.M.; Seconded by Jonathan Bowser and unanimously approved.

Respectfully submitted,

Jonniene Urban  
Executive Assistant