

## MINUTES

### SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

FEBRUARY 27, 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 – Excused  
Mitchell Kemp – Present  
Brian Moore – Present  
William Thomas – Present  
Jonathan Bowser - Present  
Delonne Wilbourne - Present

#### 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  
Kathy Fry, Executive Assistant

#### OTHERS IN ATTENDANCE:

Benjamin Kirk, Matt Fisher, Jody Rebarchak, Sheila Heapes, Val Stetler, John Heapes, Richard Norford, Michael Gennett, Debbie Tramantin, Sandra Krevsky, and Greg Holtzman

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

#### APPROVAL OF MINUTES:

Planning Commissioner Kemp moved that the Planning Commissioners approve the January 23, 2023, meeting minutes. The motion was seconded by Planning Commissioner Moore and then unanimously approved.

#### SUBDIVISION AND LAND DEVELOPMENT PLANS:

#### OLD BUSINESS:

Chair Chlebnikow noted that the last three items under Old Business were tabled for this meeting.

**1. 4015 Reichard 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, was in attendance to provide a review of the items that were addressed since he appeared before the Planning Commission last month. The main item that was discussed was the right-of-way. He offered three different options to create this right-of-way. Alex Greenly, Township Engineer stated that he is looking for drainage easements to be added and is concerned with the right-of-way encroaching on the property to the south.

Planning Commissioner Bowser moved that the Planning Commissioners recommend the waiver of Section 22-404 Preliminary Plan Procedures to the Board of Commissioners. The motion was seconded by Planning Commissioner Wilbourne and then unanimously approved.

Chair Chlebnikow read into the record the recommendations for plan approval:

1. All outstanding comments by staff, the Township Engineer and the Dauphin County Planning Commission are addressed.
2. The existing dwelling unit on Lot 1 is properly tied into the sanitary sewer system and the existing on-lot -disposal-system is properly decommissioned.
3. Coordination occurs between the applicant and the Susquehanna Township Authority regarding future development on Lot 2.
4. Coordination occurs between the applicant and Township and County staff for the location of the Right-of-Way along Reichert Road.

Planning Commissioner Bowser moved that the Preliminary/Final Subdivision Plan for 4015 Reichert Road be recommended for approval by the Board of Commissioners subject to the conditions set forth by Township staff. The motion was seconded by Commissioner Wilbourne and unanimously approved.

#### **NEW BUSINESS:**

1. **TOMMY'S CAR WASH WAIVER REQUEST-** A waiver request from §27-1001.1. Tree Preservation Requirements, of the Susquehanna Township Subdivision and Land Development Ordinance, requesting relief to remove trees with a caliper of more than six inches and that are four and a half feet above grade.

Greg Holtzman, Engineer was in attendance to ask for a waiver to remove trees along the bridge area of 3523 Union Deposit Road. The removal of these trees will enhance visibility. They plan to replace the trees with replanting on site, and they have received clearance from PennDOT for this project.



Planning Commissioner Thomas moved that the waiver for §22.1001.1 of the Subdivision and Land Development Ordinance, Tree Preservation and Planting and Woodland Preservation be recommended to the Board of Commissioners for approval. The motion was seconded by Planning Commissioner Kemp and then unanimously approved.

**2. 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 proposed 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*.

Ben Kirk, representative for this plan stated that this plan will simply move the property line and provide for a 3.94-acre tract of land.

Chair Chlebnikow noted the previous Land Development Plan for this project was denied by the Board of Commissioners.

Engineer Greenly stated that he would like to see the setbacks labeled and uniform, comments on street trees and sidewalks must be addressed, as well as the certification of wetlands. Community Planner Breech stated that sidewalks should be addressed as a part of this project and that he does not support any waiver of such requirements.

Planning Commissioner Wilbourne moved that the Preliminary/Final Consolidation Plan for 3401 and 3405 North Front Street should be tabled until the next meeting. Planning Commissioner Bowser seconded the motion, and it was then unanimously approved.

**3. 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. Of the 7 new lots, lots 1 & 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. This project is located in the R-4 High Density Residential and C, Conservation Zoning Districts. (Ward 2) *Current Deadline: 05/28/2023*

Matt Fisher, Engineer stated that this plan has been in process for ten years. He noted that 4500 linear feet of sewer extension and 250 linear feet of sidewalk at the southwest side were added at the start of this development. He stated that a Traffic Study through PennDot will be conducted.

Alex Greenly, Township Engineer requested a written narrative of stream impacts and for a new traffic study to be completed. Community Planner Breech inquired about the sanitary sewer work that has previously been completed.

Ben Warner, TCRPC suggested that with the number of dwelling units in this plan, the school district, fire, and EMS should be notified.

Commissioner Rothrock asked for clarification on where the sidewalks will be installed in this development. Mr. Fisher noted that sidewalks will be placed in the main areas of Oakhurst Boulevard and Continental Drive.

Mrs. Fisher also made the Planning Commissioners aware that part of this plan is located in Lower Paxton Township and will include a pool and recreation center.

It was suggested that this plan be tabled to confirm the number of possible tenants in this development and to ensure that the school district was notified.

Planning Commissioner Bowser moved that the Planning Commission table the Phase One and Two, Blue Mountain Apartments Preliminary Subdivision and Land Development Plan. The motion was seconded by Planning Commissioner Wilbourne and then unanimously approved.

#### **OTHER BUSINESS:**

1. Update on Status of Draft Zoning and Subdivision and Land Development Ordinances. Community Planner Breech stated that the work on this continues.

#### **COMMUNICATIONS:**

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

Ben Warner, TCRPC informed the Planning Commissioners that the Tri-County Annual Luncheon will be held on May 11, 2023. He also noted that the Harrisburg Area Transit Study (HATS) staff is actively working on a transportation plan.

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

Planning Commissioner Wilbourne asked for suggestions of where he might find sports practice areas in the Township.

##### **3. Staff Updates:**

Betsy Logan, Assistant Township Manager introduced Dick Norford, who is the Greenbelt Bike & Pedestrian Coordinator.

#### **ADJOURNMENT:**

Planning Commissioner Bowser moved that the Planning Commission meeting be adjourned at 6:57 P.M. The motion was seconded by Planning Commissioner Wilbourne and unanimously approved.

Respectfully submitted,



Elizabeth Logan, AICP

Assistant Township Manager & Director of Community and Economic Development