

MINUTES

SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

NOVEMBER 26, 2018
TIME: 6:00 P.M.

Chairman Frank Chlebnikow called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, November 26, 2018 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 – Excused
Jonathan Bowser
Delonne Wilbourn – Excused
James McGraw
Kerry Wilson

TOWNSHIP PERSONNEL

Michael M. Miller, Esquire
Robert C. Grubic, P.E.
Commissioner Gary Rothrock
Jerry Duke, TCRPC
Zoning Officer Michael Rohrer
Recording Secretary Jonniene Urban

OTHERS IN ATTENDANCE: Ralph Vartan, Nicole Conway, Catherine Prince, David Tshudy, Justin Spangler and Bryan Clement.

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

PUBLIC COMMENT: None

APPROVAL OF MINUTES:

Regular Meeting
October 22, 2018

James McGraw moved the minutes of the Regular Meeting on October 22, 2018 be approved as published; Seconded by Jonathan Bowser and unanimously approved.

SUBDIVISION AND LAND DEVELOPMENT PLANS:

SUSQUEHANNA UNION GREEN (PHASE 1) – A FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN FOR THE PURPOSE OF DEPICTING THE AREAS FOR GREEN SPACE, LANDSCAPING, SIDEWALKS, STREET TREES, STORMWATER MANAGEMENT AREA, WALKING TRAILS AND INTERIOR STREET LAYOUT. THE PROPERTY CONTAINS 58.07 ACRES AND IS LOCATED IN THE TRADITIONAL NEIGHBORHOOD ZONING DISTRICT ZONED BOR, BUSINESS-OFFICE-RESIDENTIAL.

Catherine Prince of the Vartan Group reviewed with the Planning Commission members the Final Subdivision and Land Development Plan for the purpose of depicting the

areas for green space, landscaping, sidewalks, street trees, stormwater management area, walking trails and interior street layout for the property that contains 58.07 acres and is located in the Traditional Neighborhood Zoning District which is zoned BOR, Business-Office-Residential.

Ms. Prince informed the Planning Commission members the applicant is requesting the following five (5) waivers:

- 1) Waive the requirement for sidewalks on both sides of the street along a portion of Hawthorne Circle.
- 2) Waive the requirement for clear sight triangles in accordance with SALDO Exhibit 6.
- 3) Waive the requirement for the designation of parcels of land intended to be dedicated or reserved for public, semi-public or community purposes.
- 4) Waive the requirement for a preliminary greenway/open space lands and common facilities ownership and maintenance plan until Final Plan submission.
- 5) Waive the requirement for street sections in accordance with design guidelines.

Township Engineer Robert Grubic informed the Planning Commission members there are 6-pages of comments that need addressed before the Plan can be recommended to the Board of Commissioners which include:

- 1) Required Agency Approvals
- 2) Administrative Items
- 3) Stormwater Management Ordinance
- 4) Subdivision and Land Development

Jerry Duke of Tri-County Regional Planning Commission reviewed the Dauphin County comments with Ms. Prince.

Commissioner Rothrock stated his constituents' main concern is the increase in traffic at that busy intersection.

Ms. Prince remarked the starting date of Phase 1 has been scheduled for next year.

Jonathan Bowser moved to Table the Plan until the next Planning Commission meeting; Seconded by Kerry Wilson and unanimously approved.

OLD BUSINESS: None

NEW BUSINESS: None

Susquehanna Township's Comprehensive Plan Update

Commissioner Gary Rothrock reported to the Planning Commission members the Draft of the Comprehensive Plan is expected soon.

Tri-County Regional Planning Commission Update

Jerry Duke of Tri-County Regional Planning Commission informed Planning Commission members HRG will hold a second Public Meeting to present information about the Route 39/743 Corridor Transportation and Land Use Study.

Mr. Duke reported the free Public Meeting will be held at Lower Paxton Township Municipal Building on Monday, December 3, 2018 from 6:00 P.M. to 8:30 P.M.

Mr. Duke reported the 2018 Dauphin County Premier Project Awards Luncheon will be held on Thursday, January 10, 2019 from 11:30 A.M. to 1:30 P.M. at Dixon University Center in Harrisburg.

Planning Commission Members Comments:

Zoning Officer Michael Rohrer reminded the Planning Commission members the December Planning Commission meeting will be held on Monday, December 17, 2018.

ADJOURNMENT:

Jonathan Bowser moved the meeting be adjourned at 6:55 P.M.; Seconded by Kerry Wilson and unanimously approved.

Respectfully submitted,

Jonniene Urban
Recording Secretary