

MINUTES

SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

JANUARY 28, 2019
TIME: 6:00 P.M.

Chairman Frank Chlebnikow called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, January 28, 2019 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
Jonathan Bowser
Delonne Wilbourn
James McGraw
Kerry Wilson

TOWNSHIP PERSONNEL

Michael M. Miller, Esquire
Robert C. Grubic, P.E.
Commissioner Gary Rothrock
Andrea Viazanko, TCRPC
Zoning Officer Michael Rohrer
DCED Director Betsy Logan
Executive Assistant Jonniene Urban

OTHERS IN ATTENDANCE: Troy Truax, Holly Evans, Elise Juers, Bryan Clement, David Tshudy, Catherine Wilsbach, Ralph Vartan, Nicole Conway and Patty Moore.

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

REORGANIZATION:

Chairman Frank Chlebnikow turned the Chair over to Solicitor Michael Miller for the purpose of conducting the Reorganization of the Planning Commission for 2019 which requires the selection of a Chairman and a Vice Chairman.

Chairman

Solicitor Miller requested nominations for the position of Chairman. Kerry Wilson nominated Frank Chlebnikow for the position of Chairman; Seconded by James McGraw. There were no other nominations so the reappointment of Frank Chlebnikow as Chairman was unanimously approved.

Chairman Chlebnikow thanked the members for their support and commented the Planning Commission has done some great planning work last year and he hopes it will continue this year.

Solicitor Miller then turned the Chair over to Chairman Frank Chlebnikow.

Vice Chairman

Solicitor Miller requested nominations for the position of Vice Chairman. James McGraw nominated Kerry Wilson for the position of Vice Chairman; Seconded by Delonne Wilbourn. There were no other nominations so the reappointment of Kerry Wilson as Vice Chairman was unanimously approved.

Vice Chairman Wilson thanked the Planning Commission members for re-appointing him and remarked he is looking forward to working with them in 2019.

PUBLIC COMMENT: None

APPROVAL OF MINUTES:

Regular Meeting
November 26, 2018

Brian Moore moved the minutes of the Regular Meeting held on November 26, 2018 be approved as published; Seconded by Kerry Wilson and unanimously approved.

SUBDIVISION AND LAND DEVELOPMENT PLANS:

ELISE JUERS – A PRELIMINARY/FINAL SUBDIVISION PLAN FOR THE PURPOSE OF A LOT LINE ADJUSTMENT, TRANSFERRING OWNERSHIP OF APPROXIMATELY 5,300 SQUARE FEET FROM 407 DAVIS STREET TO 411 DAVIS STREET. THE PROPERTIES EACH CONTAIN AN EXISTING SINGLE FAMILY DWELLING AND ARE LOCATED IN THE R-2, MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT.

Holly Evans, P.E. of Evans Engineering, Inc. presented to the Planning Commission members the Preliminary/Final Subdivision Plan for the purpose of a lot line adjustment, transferring ownership of approximately 5,300 square feet of land from 407 Davis Street to 411 Davis Street.

Engineer Evans informed the Planning Commission members the properties each contain an existing single family dwelling and are located in the R-2, Medium Density Residential Zoning District.

Township Engineer Robert Grubic reviewed the three (3) Subdivision and Land Development comments with Engineer Evans.

James McGraw moved to approve the following waiver:

- 1) Waive §22-404 Preliminary Plan Procedures.

Seconded by Mitchell Kemp and unanimously approved.

James McGraw moved to approve the following waiver:

- 1) Waive §22-1104 Sewer and Water Systems (not §18-202) with the condition that this request is reviewed by the Township Authority and a recommendation is provided to the Board of Commissioners.

Seconded by Kerry Wilson and unanimously approved.

Kerry Wilson moved to approve the following waiver:

- 1) Waive §22-1106 Curbing Requirements – Add a Note on the Plan that within six (6) months of notification from Susquehanna Township a curb shall be installed.

Seconded by Jonathan Bowser and unanimously approved.

Jonathan Bowser moved to approve the following waiver:

- 1) Waive §22-1107 Sidewalk Requirements – Add a Note on the Plan that within six (6) months of notification from Susquehanna Township a sidewalk shall be installed.

Seconded by Delonne Wilbourn and unanimously approved.

James McGraw moved to recommend approval of the Plan to the Board of Commissioners contingent on the approval of the following condition:

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

Seconded by Jonathan Bowser and unanimously approved.

SUSQUEHANNA UNION GREEN (PHASE 1) – A FINAL 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 ZONED TND-1, TRADITIONAL NEIGHBORHOOD ZONING 1.

Catherine Wilsbach of the Vartan Group reviewed with the Planning Commission members the Final 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 which contains 58.07 acres and is zoned TND-1, Traditional Neighborhood Zoning 1.

Ms. Wilsbach informed the Planning Commission members Phase 1 will include roadway improvements, utilities, stormwater management, and public green space.

Township Engineer Robert Grubic informed the Planning Commission members basically all comments have been worked out.

Ms. Wilsbach stated Phase 1 is scheduled to start next year.

Jonathan Bowser moved to recommend approval of the Plan to the Board of Commissioners contingent on the approval of the following condition:

- 1) Address all remaining comments provided by the Township Staff, Township Engineer, TCA Inc., Design Review Committee and Dauphin County Planning Commission.

Seconded by Kerry Wilson and unanimously approved.

OLD BUSINESS: None

NEW BUSINESS:

Sustainable Susquehanna 2030

Troy Truax of Michael Baker International presented to the Planning Commission members a brief overview Draft of the Sustainable Susquehanna 2030 Comprehensive Plan.

Mr. Truax reviewed the six (6) goals of the Comprehensive Plan with the Planning Commission members that include:

- 1) Redevelopment and Reinvestment
- 2) Parks and Recreation
- 3) Pedestrian and Bicycle Connections
- 4) Transportation Safety and Mobility
- 5) Neighborhood Character
- 6) Community Events and Celebrations

Mr. Truax informed the Planning Commission members the tentative schedule for review and adoption of the Comprehensive Plan after tonight's meeting is as follows:

- 1) Planning Commission Public Meeting – 2/25/19
- 2) Planning Commission Public Meeting – 3/25/19
- 3) Board of Commissioners Workshop – 3/28/19
- 4) Board of Commissioners Public Meeting – 4/11/19
Adoption

Zoning Text Amendment – Expansion of Nonconformities

Planning Commission members reviewed the proposed Zoning Ordinance revising and adding certain definitions for corner lots, right-of-way streets and restrictions for fences, walls in front yards, obstruction of clear sight triangles and rules for elementary, secondary and high schools relating to the expansion or alteration of nonconformities.

Jonathan Bowser moved to recommend approval of the Zoning Text Amendment for expansion of nonconformities

to the Board of Commissioners; Seconded by Kerry Wilson and unanimously approved.

Susquehanna Township's Comprehensive Plan Update: None

Tri-County Regional Planning Commission Update:

Andrea Viazanko of Tri-County Regional Planning Commission informed Planning Commission members the 2018 HATS Annual Report will be available in March.

Planning Commission Members Comments: None

ADJOURNMENT:

Jonathan Bowser moved the meeting be adjourned at 7:25 P.M.; Seconded by Mitchell Kemp and unanimously approved.

Respectfully submitted,

Jonniene Urban
Executive Assistant