

## MINUTES

### SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

OCTOBER 25, 2021  
TIME: 6:00 P.M.

Frank Chlebnikow called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, October 25, 2021 at 6:00 P.M. via in-person/video conference.

#### ROLL CALL:

##### COMMISSION MEMBERS

Frank Chlebnikow  
Kerry Wilson  
Brian Moore  
Jonathan Bowser  
Mitch Kemp  
Delonne Wilbur

##### TOWNSHIP PERSONNEL

Robert C. Grubic, P.E.  
Betsy Logan, DCED  
Tara A. Burns, Esquire  
Mike Rohrer, Zoning Administrator  
Gary Rothrock, Commissioner

OTHERS IN ATTENDANCE: Greg Holtzman, Tony Trost, and Eric Kelly

PUBLIC COMMENT: None

#### APPROVAL OF MINUTES:

Kerry Wilson moved the minutes of the Regular Meeting held on August 23, 2021, be approved as prepared; seconded by Mitch Kemp and unanimously approved.

The Regular Meeting held on September 27, 2021, did not have a quorum.

#### SUBDIVISION AND LAND DEVELOPMENT PLANS:

**1. TOMMY'S EXPRESS CAR WASH** - A Preliminary/Final Land Development Plan for the purpose of constructing a new 4,551 square foot car wash. The property is located at 3523 Union Deposit Road in the Commercial Highway (CH) Zoning District. (Ward 5) Current Deadline 11/21/21

Greg Holtzman provided a brief update on the plan. He stated that they received the HRG comments, and they will be working to satisfy those comments. A deadline extension will be requested. The plan was previously tabled, and no further action was taken.

**2. 217 N. 28th Street** - A Minor Subdivision Plan for the purpose of creating a new building lot (Lot #2). No construction is proposed as part of this plan. The original lot area is 0.54 acres, and the property is zoned R-2, Medium Density Residential. (Ward 3) Current Deadline 12/26/21

Mitch Kemp moved to recommend approval of the requested a Waiver of §22-1106 (curbs); seconded by Brian Moore and unanimously approved.

Jonathan Bowser moved to recommend approval of the plan subject to any outstanding comments that the Township may have; seconded by Kerry Wilson and unanimously approved.

**3. BLUE MOUNTAIN COMMONS** - A Preliminary/Final Subdivision Plan for the purpose of subdividing a 0.74 acre lot (Lot #2), from the main parcel which contains 23.19 acres (Lot #1). The property is located at 2300 Linglestown Road in the CH, Commercial Highway District. (Ward 9) Current Deadline 1/23/2022

Delonne Wilbur moved to table action on the plan; seconded by (34:14) Kerry Wilson and unanimously approved.

**4. 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. (Ward 2) Current Deadline 1/17/22

#### **OTHER BUSINESS:**

1. Brian Moore moved to recommend approval of the Zoning Ordinance Amendment to §27-2039 related to wireless facilities; seconded by Delonne Wilbur and unanimously approved.

#### **COMMUNICATIONS:**

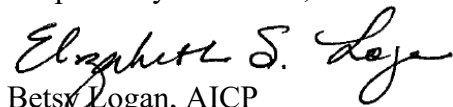
1. **Tri-County Regional Planning Commission Update:** None

2. **Planning Commission Members Comments:** None

3. **Zoning & SALDO Amendments Updates:** Betsy Logan stated that she hopes to have a draft ready by November 2021.

**ADJOURNMENT:** Jonathan Bowser moved the meeting to be adjourned at 6:31 P.M.; seconded by Kerry Wilson and unanimously approved.

Respectfully submitted,



Betsy Logan, AICP  
Community & Economic Development Director