

MINUTES

SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

SEPTEMBER 24, 2018
TIME: 6:00 P.M.

Chairman Frank Chlebnikow called to order the Regular Meeting of the Susquehanna Township Planning Commission on Monday, September 24, 2018 at 6:00 P.M. at the Municipal Building, 1900 Linglestown Road, Harrisburg, PA 17110.

ROLL CALL: COMMISSION MEMBERS

Frank Chlebnikow
Mitchell Kemp – Excused
Brian Moore
Jonathan Bowser
Delonne Wilbourn
James McGraw
Kerry Wilson
Rhoda Barasch – Alternate

TOWNSHIP PERSONNEL

Kevin Skjoldal, Esquire
Robert C. Grubic, P.E.
Commissioner Gary Rothrock
Jerry Duke, TCRPC
DCED Director Betsy Logan
Zoning Officer Michael Rohrer
Recording Secretary Jonniene Urban

OTHERS IN ATTENDANCE: Chris Dirr, Marc Kurowski and David Tshudy.

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

PUBLIC COMMENT: None

APPROVAL OF MINUTES:

Regular Meeting
July 23, 2018

Kerry Wilson moved the minutes of the Regular Meeting held on July 23, 2018 be approved as published; Seconded by Brian Moore and unanimously approved.

SUBDIVISION AND LAND DEVELOPMENT PLANS:

BURGER KING – A PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN FOR THE PURPOSE OF SUBDIVIDING AN EXISTING 13.19 ACRE PARCEL INTO TWO SEPARATE LOTS. PROPOSED LOT #6 WILL CONTAIN 1.1 ACRES AND CONTAIN THE PROPOSED BURGER KING RESTAURANT. THE PROPERTY IS ZONED CH, COMMERCIAL HIGHWAY. THE BUILDING WILL BE APPROXIMATELY 2,800 SQUARE FEET WITH A DRIVE THRU WINDOW. RESIDENTIAL LOT #1 WILL CONTAIN 12.09 ACRES AND BE SUBDIVIDED/DEVELOPED IN THE FUTURE.

Chairman Chlebnikow informed the members Burger King has requested their Plan be Tabled.

CHERRY ORCHARD PLACE – A PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR THE PURPOSE OF CONSTRUCTING A 3-STORY, 51-UNIT SENIOR LIVING APARTMENT BUILDING. THE PROPERTY IS LOCATED ON CHERRY ORCHARD DRIVE, ACROSS FROM BLUE MOUNTAIN COMMONS. THE PROPERTY CONTAINS 3.29 ACRES AND IS ZONED BOR, BUSINESS-OFFICE-RESIDENTIAL.

Marc Kurowski of Kurowski & Wilson, LLC presented to the Planning Commission members a Preliminary/Final Land Development Plan for the purpose of constructing a 3-story, 51-unit senior living apartment building for the property located on Cherry Orchard Drive across from Blue Mountain Commons which contains 3.29 acres and is zoned BOR, Business-Office-Residential.

Mr. Kurowski informed the Planning Commission members this 3-story, 51-unit apartment building will be built on 3.29 acres of land located at 2323 Linglestown Road.

Mr. Kurowski remarked the proposed 62+ senior apartment building will be built in back of the day care center and medical office building located in front of the site.

Mr. Kurowski stated there will be 61-parking spaces with vehicular access off of Cherry Orchard Drive and the sewer and water utilities will also be off of Cherry Orchard Drive.

Mr. Kurowski reported storm water management will be provided by the expansion of the existing basin built North of the property and a small rain garden facility is proposed in the center island in the middle of the parking area.

Mr. Kurowski informed the Planning Commission members the applicant has requested the following two (2) waivers:

- 1) Waive the Preliminary Plan requirement.
- 2) Waive the requirement for Monuments and Markers.

Township Engineer Robert Grubic reviewed the Required Agency Approvals, Administrative Items, Storm Water Management, Sub-Division/Land Development and Zoning comments with Mr. Kurowski.

Jerry Duke of Tri-County Regional Planning Commission reviewed the County comments with Mr. Kurowski.

Kerry Wilson moved to Table the Plan until next month; Seconded by James McGraw and unanimously approved.

OLD BUSINESS: None

NEW BUSINESS:

DCED Director Betsy Logan reported Township Staff is working again with Widener University Law School on developing draft Ordinances starting in mid-November.

Director Logan reported any Planning Commission member wishing to review the draft Ordinances with the law students of Widener University is invited to attend a meeting at the Township Building on November 19, 2018 at 6:00 P.M. with comments being limited to 5-minutes.

Susquehanna Township's Comprehensive Plan Update

Director Logan informed the members there were three (3) workshop visioning sessions held regarding the Plan.

Director Logan stated the 1st workshop session was held at Cru Pizza and Deli on North 6th Street where ideas were discussed for North 6th Street and the other two (2) sessions were held at the Township Building.

Director Logan remarked some of the topics discussed were adding bike lanes, parallel parking and creating a median to reduce traffic speed along North 6th Street.

Director Logan commented the 2nd area looked at was Front Street because there is no lineal path on the waterfront like the City of Harrisburg has.

Director Logan remarked the 3rd area looked at was Linglestown Road and the possibility of doing some traffic circles at Progress Avenue and Linglestown Road plus North 6th Street and Linglestown Road.

Chairman Chlebnikow remarked he would like to see a circle at Fargreen Road and Linglestown Road.

Tri-County Regional Planning Commission Update

Jerry Duke of Tri-County Regional Planning Commission informed the Planning Commission members the 2018 Dauphin County Premier Project Awards application package will be accepted until November 2, 2018.

Mr. Duke remarked the categories are the same as last year.

Mr. Duke stated there will be 5-awards given out for the following:

- 1) Growing Our Communities
- 2) Growing Our Economy
- 3) Growing Within Our Environment
- 4) Small Project Award
- 5) The Best of All the Best Award

Planning Commission Members Comments: None

ADJOURNMENT:

James McGraw moved the meeting be adjourned at 6:35 P.M.; Seconded by Jonathan Bowser and unanimously approved.

Respectfully submitted,

Jonniene Urban
Recording Secretary