

## AGENDA

SUSQUEHANNA TOWNSHIP  
PLANNING COMMISSION  
6:00 P.M. – MONTHLY MEETING

MONTHLY MEETING  
February 27, 2023

- A. Call to Order
- B. Public Comments
- C. Approval of Minutes – January 23,2023
- D. Subdivision and Land Development Plans/ Waiver Request

### OLD BUSINESS:

1. **4015 REICHERT 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*
2. **TABLED - 1253 MARTINA DRIVE –** A Preliminary Land Development Plan for the purpose of constructing 252 apartment units, 142 Townhome and associated site improvements. This project is located on a 43-acre lot with access from Elmerton Avenue. This project is located in the BOR, Business Office Residential Zoning District. (Ward 7) *Current Deadline: 08/25/2023*
3. **TABLED - 3103 WALNUT STREET-** A Final Land Development Plan for the purpose of constructing an 800 square foot building with two new service bays. Currently, 3103 Walnut Street is occupied by Family Tires, an automotive shop. This project is located in the “MU-1” Mixed Use Corridor – High Density Zoning District. (Ward 5) *Current Deadline: 04/24/2023*
4. **TABLED - 3801 WALNUT ST –** A Final Land Development Plan for the purpose of removing an existing building and adding a 1,765 square foot addition to the existing convenience store. The addition will contain a restaurant with an ancillary drive-through lane. The project is located on a 25,435 square foot lot in the MU-1, Mixed Use 1 and R-3, Urban Residential District. (Ward 6) *Current Deadline: 06/05/2023*

## **NEW BUSINESS:**

1. **TOMMYS 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.
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 proposes 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*
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 and 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 the C, Conservation Zoning Districts. (Ward 2) *Current Deadline: 05/28/2023*

### **E. Other Business**

1. Updates on status of Draft Zoning and Subdivision and Land Development Ordinances.

### **F. Communications**

1. Tri-County Regional Planning Commission Update
2. Planning Commission Members' Comments
3. Staff Updates

### **G. Adjournment**