

AGENDA

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

MONTHLY MEETING
July 25, 2022

- A. Call to Order
- B. Public Comment
- C. Approval of Minutes – June 27, 2022, Monthly Meeting
- D. Subdivision and Land Development Plans

NEW BUSINESS:

1. **4216 NORTH PROGRESS AVENUE-** A Final Minor Subdivision Plan for the purpose of subdividing a parcel on North Progress Avenue. Patrick Smith currently owns a 1.798-acre parcel on north progress avenue. This project seeks to subdivide the parcel into Lot 1 (1.193-acres) and Lot 2 (.605-acres) in the R-2 Medium Density Residential Zoning District. (Ward 9) *Current Deadline: 10/23/2022*
2. **2703 GEORGE STREET-** A Final/Preliminary/Lot Consolidation Plan for the purpose of consolidating two parcels on George Street in the Edgemont Neighborhood. Fred Wofford owns both lots on George Street. Currently, Lot 1 is .23-acres and Lot 2 is .10-acres. This project seeks to combine these lots into a new .33-acre parcel in the R-2 Medium Density Residential Zoning District. (Ward 3) *Current Deadline: 10/23/2022*

OLD BUSINESS

1. **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 in the R-4, Residential Urban District, and the BOR, Business-Office-Residential District. (Ward 2) *Current Deadline: 10/14/2022*
2. **CHICK-FIL-A** - A Final Land Development Plan for the purpose of demolishing a bank and building a new 4,758 square foot fast-food restaurant. The project is located at 3951 Union Deposit Road in the CH, Commercial Highway District on a 57,695 square foot lot. (Ward 5) *Current Deadline: 09/25/2022*
3. **SUSQUEHANNA UNION GREEN PHASE IIIC** – A Final Land Development Plan for the purpose of constructing a new 9,892 square foot childcare center with related site improvements. The property is located along the east side of North Progress Avenue and the south side of Garrison Avenue in the TND-1, Traditional Neighborhood Development 1. (Ward 9) *Current Deadline: 09/25/2022*

4. **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: 10/22/22*

E. Other Business

1. **ZONING TEXT AMENDMENT** – A draft zoning ordinance text amendment for the purpose of adding Vehicle Salvage/Recycling Facilities as a Special Exception Use in the Industrial-General District, to amend the definitions for Municipal, County, and State Uses and Wholesale Trade, and to add a new definition for Vehicle Salvage/Recycling Facilities.
2. 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

H. Adjournment