

AGENDA

LOWER SWATARA TOWNSHIP
PLANNING COMMISSION

REGULAR MEETING
MARCH 22, 2012, 7:00 P.M.

1. Pledge of Allegiance.
2. Reorganization.
3. Approval of Minutes of July 28, 2011 Meeting.
4. Review the Final Land Development for Highspire Service Plaza, PTC Service Plaza Development Project, prepared by Clough, Harbour and Associates, LLP and submitted by Pennsylvania Turnpike Commission.
5. Other pertinent business.
6. Adjourn.

MINUTES

LOWER SWATARA TOWNSHIP
PLANNING COMMISSION

REGULAR MEETING
MARCH 22, 2012

Meeting was called to order by Chauncey Knopp at 7:00 P.M. with the following present:

Chauncey D. Knopp, Chairman
Eric A. Breon, Vice Chairman
Paul Wagner
Kimber Latsha
Christopher DeHart
Diane Myers-Krug, Dauphin County Planning Commission
Leah Pearlman-Storch, Dauphin County Planning Commission
Brenda Wick, Planning and Zoning Director
Darlene Stoudt, Recording Secretary

Excused:

Charles Smith, HGR Engineer

Others in Attendance:

Rene' Lipatas, P.E., CHA, LLP, (Highspire Travel Plaza)

REORGANIZATION

A motion was made by Breon and seconded by Latsha to retain Chauncey Knopp as Chairman of the Planning Commission for 2012.

Motion unanimously approved.

A motion was made by Latsha and seconded by Wagner to retain Eric Breon as Vice Chairman of the Planning Commission for 2012.

MINUTES

A motion was made by Latsha and seconded by Breon to approve the Minutes of the July 28, 2011 Meeting.

Motion unanimously approved.

HIGHSPIRE SERVICE PLAZA
PTC SERVICE PLAZA DEVELOPMENT PROJECT
FINAL LAND DEVELOPMENT PLAN

The Planning Commission reviewed the Final Land Development Plan for Highspire Service Plaza Development Project, prepared by Clough, Harbour and Associates, LLP, and submitted for HMS Host and Sunoco.

Brenda Wick stated that this plan is a redevelopment of the existing plaza. She introduced Rene´ Lipatas from CHA, LLP, who presented the plan and answered questions. Ms. Lipatas explained that the existing plaza will be completely demolished and the site will be reconstructed. She stated that since the Turnpike Commission is planning for a future third lane, the new building will be set back farther than the existing. They are currently planning to build a LEED certified building. The number of parking spaces for customers will remain the same although one ADA compliant space will be added, as well as five spaces for high efficiency vehicles. Construction is proposed to start immediately after Labor Day. She stated that it is her understanding that this plan is submitted to the Planning Commission as a courtesy, rather than a requirement, since the building plans will be reviewed and approved and everything will be inspected by the Pennsylvania Department of Labor and Industry.

The Planning Commission made the following comments:

1. According to the submitted plans, it appears that HMS Host is the owner. The plans should reflect that the owner is the Pennsylvania Turnpike Commission, along with address and phone number. Signature blocks and certifications are required by Dauphin County Recorder of Deeds to be on the cover sheet, along with Instrument No. rather than Plan Book, Volume, and Page for recording purposes. Indicate that all sheets are for recording.
2. A waiver request will need to be acted upon to waive the requirements of a preliminary plat.
3. Any comments from the Lower Swatara Volunteer Fire Department Development Committee must be incorporated into the plan. Much discussion regarding the Fire Protection for the building occurred. There are two fire hydrants on site, although the working order of the one behind the existing building is in question. This will be investigated by the Fire Company, and reported to the applicant. Ms. Lipatas will investigate and report on the size of the water line from Middletown Water. A 6” or 8” line is needed. The existing Sunoco Station has a Knox Box that may be reused, but the current model used is more tamper resistant. Ms. Lipatas will determine whether a new box will be used. There was concern regarding the buses parking close to the building

and catching the building on fire, as well as buses and delivery trucks sharing the same spaces.

4. Any comments from the Lower Swatara Municipal Authority must be incorporated into the plans.
5. Comments from Dauphin County Planning Commission must be incorporated into the plan.
6. Comments from Herbert, Rowland, and Grubic, Township Engineer, must be incorporated into the plan.
7. All comments from Lower Swatara Planning and Zoning Director must be incorporated into the Plan.
8. Water Company contact information will be provided by Ms. Wick to the applicant. The plan should indicate whether the site is served by public water and sewer.
9. A full-sized lighting plan will be submitted. The Planning Commission reiterated that the lighting intensity should not become any brighter than it is currently, and should be improved if possible.
10. Employee parking spaces should be verified as to the number shown and the number required per shift. The building will have four food or beverage vendors and a convenience store. The plan was submitted with 11 parking spaces.
11. A corporate office for HMS Host employees currently exists on site. The applicant will indicate if office space will be provided in the new building, as well as the number of vendor workers for each shift and the number of employees in the office.
12. Review fees were required as indicated:

Land Development Plan Review:	\$ 500 (Base Fee)
	<u>\$ 120</u> (3 acres x \$40/acre)
	\$ 620 (Total)

Stormwater Fee:	\$1000 (Base Fee)
	<u>\$ 600</u> (2 acres x \$300/acre)
	\$1600 (Total)

No Planning Module is required.

A motion was made by DeHart and seconded by Breon to table the Final Land Development Plan for the Highspire Service Plaza.

Motion unanimously approved.

ADJOURN

A motion was made by DeHart and seconded by Latsha to adjourn the meeting.

Motion unanimously approved.

Meeting adjourned at 7:37 P.M.

Respectfully submitted:

Brenda K. Wick
Planning and Zoning Director