

MINUTES

LOWER SWATARA TOWNSHIP PLANNING COMMISSION

**REGULAR MEETING
DECEMBER 18, 2014, 7:00 P.M.**

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

Chauncey Knopp, Chairman
Eric A. Breon, Vice Chairman
Christopher DeHart
Kimber Latsha
Robert Greene, Planning & Zoning Coordinator
Peter Henninger, Solicitor
Erin Letavic, Herbert Rowland & Grubic, Inc., Township Engineer
Tonya Bibb-Sakr, Recording Secretary

Absent:

Paul Wagner

Others in Attendance:

Catherine Prince (formerly Hoover), Raudenbush Engineering
Don Holtzman, PSU-SEC

MINUTES

A motion was made by Mr. Latsha and seconded by Mr. Breon to approve the Minutes of the November 20, 2014 meeting.

Motion unanimously approved.

PENN STATE HARRISBURG CAMPUS – STUDENT ENRICHMENT CENTER REVISED PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

The Planning Commission reviewed the revised Preliminary/Final Land Development Plan for the Penn State Student Enrichment Center, 777 W. Harrisburg Pike, submitted by The Pennsylvania State University and prepared by Raudenbush Engineering, Inc.

Ms. Prince informed the Commission that they had received the comments from Ms. Letavic from HRG as well as the ones from Mr. Greene, LST Planning/Zoning Coordinator and stated that they are happy to answer any questions.

Ms. Letavic clarified that the majority of the comments are storm related and there were some preliminary assumptions that they didn't agree on. She felt though that they had come to an agreement but they haven't reviewed anything new to come to the resolution.

Ms. Prince replied that they weren't able to update their plans yet based on the review letter, so they are working on getting a complete set of revised plans to the Commissioners.

Ms. Letavic recognized this and said beyond that they had some Subdivision/Land Development comments which are reflected in her Plan Review Report #3, items 2 through 9. Most of them are administrative in nature. She then asked if they would like to go over the waivers.

Mr. Greene added that we are looking at additional waivers from what we previously had.

The five waivers are as follows:

1. Ms. Prince stated the first waiver they've requested is a waiver of the preliminary plan. She said they are not proposing any subdivision, lots, or new streets.
2. Ms. Prince also stated that they have inlets that do not conform to PennDOT standards but are interior to the campus and they are asking for a waiver for PennDOT specific inlets.
3. Ms. Prince added that they are also asking for a waiver to the overall tract boundary lines and street rights-of way added to the Campus Key Plan. She said they do show the campus in an overall tract boundary based on their surveyor, but the streets running through campus are owned by Penn State University so the right-away associated with those streets are variable in that regard.
4. Ms. Prince went on to explain that they also asked for a waiver for the location and description of all existing survey monuments and markers to be shown on the plan. The development is very interior to campus so they propose no changes to the actual tract boundary of the campus.
5. Ms. Prince said the last waiver they are asking for is the adjoining property owner information should be added to the Campus Key Plan. She reiterated that site is interior to the campus so they really have no effect on adjacent property owners.

Mr. Breon asked the staff if they had any problems with any of this.

Both Mr. Greene and Ms. Letavic replied that they did not have any problems with all five of these waivers.

Mr. Knopp asked if there were any questions or comments from the Planning Commission.

Mr. DeHart asked about the comments they gave from the fire department side.

Ms. Prince acknowledged that she received two comments. She confirmed that a request for signage was included on their set of documents.

Mr. DeHart said the other comment he had was that he still had concerns about access to the building. He asked Ms. Hoover if it was correct that there would eventually be another building placed on the other side of the building.

Ms. Prince replied that he was correct; they are looking to further expand that area.

Mr. Breon added that there has to be access between the buildings for emergency vehicles.

Mr. Holtzman responded that there is not a specific plan for where a new building will go yet; they just know there are building sites there. But anything they do, they would coordinate with the Township. He continued saying that the master plans are done every ten years, the last one being in 2007, so they probably won't be looking at that for a few years; so, although they know there are building sites there, they do not know where the buildings will be placed on those sites.

Mr. Breon stated that they will just have to keep in mind that the space between buildings will have to be large enough for a ladder truck to get through.

Mr. DeHart then questioned the one plan showing an outside picnic area. He wants to make sure that emergency vehicles will be able to maneuver around this area as well.

Mr. Holtzman responded that everything in that picnic area is movable.

Mr. DeHart added that one side of the building's property is very steep and the other side is narrow, this is why he is so concerned about the access to the building for emergency vehicles. He stressed that one side is not enough for access.

Ms. Prince assured Mr. DeHart that there is reinforced turf on the site.

Mr. Henninger asked about the loading area and what it will be used for.

Ms. Prince said that although there are spaces shown on the plan, it is not anticipated to be a parking area. That area is a service area. The lines shown for parking spots are for smaller deliveries not using a large vehicle. Ms. Prince said that they could remove those lines if the Planning Commission prefers.

Ms. Letavic feels this will be necessary. She likes the idea of two distinct driveways and she doesn't want them to have to get rid of the island shown on the plans, but she feels the island may make it difficult for a substantially sized truck to make the turn into the service area.

Ms. Prince stated that they did show two large trucks in the service area; one was parked, one was maneuvering. This could be done with no problems.

Mr. DeHart pointed out that these trucks were 45 footers not 53 footers. He said the plan addresses 45 foot trucks but that most trucking companies today use 53 foot trucks.

Ms. Prince and Mr. Holtzman said that most of the trucks that will be delivering will be Penn State's food service trucks.

Mr. DeHart asked if a trailer would be parked at the loading dock for temporary storage.

Ms. Prince and Mr. Holtzman replied no, there would not be a trailer parked there. It would not be allowed by the Campus President due to appearances. They want it to be aesthetically pleasing.

Mr. Knopp asked if there were any more questions or comments.

Mr. Greene asked if they had addressed the comments from the Sewer Authority engineer.

Ms. Prince said they have addressed the majority of them and then they plan on resubmitting. She told Mr. Greene that she will copy him on the correspondence.

Being that there were no more comments or questions, Mr. Knopp asked the Commission to address the five waivers. He asked for a motion to approve any or all of the waivers.

Mr. DeHart made the motion to approve all five waivers. Mr. Latsha seconded.

Waivers unanimously approved.

Mr. Knopp then asked the Commission to address the overall plan.

Mr. Latsha stated that there are three comments that are not yet resolved.

Mr. Breon pointed out that there is a minimum of three, there are probably more.

Mr. Latsha then moved to table the plan and Mr. DeHart seconded it.

Motion unanimously approved to table the plan at this time.

ADJOURN

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

Motion unanimously approved.

Meeting adjourned at 7:22 P.M.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Robert S. Greene", written over a horizontal line.

Robert S. Greene
Planning and Zoning Coordinator

