

MINUTES

**LOWER SWATARA TOWNSHIP
PLANNING COMMISSION**

**REGULAR MEETING
April 27, 2017 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 Breon, Vice Chairman
Dennis Fausey
Erin Letavic, HRG
Robert Greene, LST Planning & Zoning Coordinator
Tonya Condran, Recording Secretary

Others in attendance:

Ron Paul, resident
Chris DeHart, resident
David Koratich, LSC Design

Absent:

Kimber Latsha
Paul Wagner
Peter Henninger, Solicitor

APPROVAL OF MINUTES:

Mr. Knopp asked if there was a motion to approve February 23, 2017 meeting minutes. Motion was made by Mr. Fausey to approve the minutes and seconded by Mr. Breon. All were in favor. Minutes were approved.

OLD BUSINESS: None.

NEW BUSINESS:

CAPITAL VALLEY BUSINESS PARK – Review and discuss for recommendation the application for Final Subdivision Plan #2017-02 to divide the lot into four lots separating the existing developments and proposed developments at 655 Fulling Mill Road as submitted by LSC Design, Inc. for Capital Valley, LP.

Mr. Greene asked to put it on the record that the applicant's plan that was before them this evening had been tabled pending outcome of the Zoning Hearing Variance Request. At the request of the applicant, the Zoning Officer was asked to make an interpretation of a ruling on

the specific section of the Township Zoning Ordinance for Industrial Park - Limited (IP-L) Section 27-1105.3, Site Area Standards. Mr. Greene went on to say that it was his interpretation that the Plan does comply with the Zoning regulations and therefore the variance was not needed.

Mr. Breon asked for clarification that there was not a Zoning Hearing then.

Mr. Greene said they had the Hearing but it was determined that a variance was not needed. He said what his determination was based on is that practically all the Industrial properties in this specific area (IP-L) were subdivided with Land Development Plans with the majority of the lots being less than 15 acres. So Site Area versus Lot Area are two different issues. Mr. Greene also informed the Committee that he presented it to the Board of Commissioners and they elected not to appeal his interpretation and since no other party has filed an appeal, it can move forward.

At this time, Mr. Dave Koratich from LSC came to the microphone. Not much has changed since last time they were here. It is still a four-lot subdivision. Lot 1 and Lot 2 have existing improvements on them. Lot 3 and Lot 4 will be vacant. Lot 1 is around 14.5 acres, Lot 2 is about 8.3 acres, Lot 3 is 7.3 acres, and Lot 4 is 7.4 acres.

Mr. Koratich then brought up their three waivers:

1. The Preliminary Plan waiver (Section 22-403.a.1)
2. Display of Contours (Section 22-407.a.14)
3. Concrete Monuments at Intersecting Lines forming Angles (Section 22-602.1.b)

He feels they took care of everything as far as the comments from Bob Greene of LST and Erin Letavic of HRG, so he was here tonight seeking a recommendation.

Mr. Knopp asked Mr. Greene if he had any comments from the Township.

Mr. Greene said the only comment he had on his latest Plan Review was to put a revision date on the Plan and the Applicant has done this.

Mr. Knopp asked Mrs. Letavic if she had any comments from HRG.

Mrs. Letavic said they had nothing.

Mr. Knopp asked the Planning Commission members for any questions or comments.

Mr. Fausey asked what the reason was for wanting to develop this into four lots instead of just keeping it the one lot.

Mr. Koratich said he thinks it was the enticement to sell. The two buildings that they have both have multiple tenants in them. So if it ever came to one tenant that wanted the whole building, they wouldn't be able to.

Mr. Fausey asked if they had an interest in selling at this point.

Mr. Koratich replied that he was not aware of any interest at this time.

Mr. Breon then asked about the detention basin in Lot 3. He asked if the basin handled the run-off from more than one of these lots.

Mr. Koratich confirmed that the basin in Lot 3 handles run-off from Lot 2 and appropriate easements have been added to the Plan showing that basin cannot be modified at all. He said that they added a Sheet 5 to the set which shows all the easements and the cross easements that go along with each lot. Lot 4 discharges into Lot 1; so the basin in Lot 1 provides some degree of Stormwater Management for Lot 4.

Mr. Knopp asked if there were any other questions.

Mrs. Letavic said she just had a general question. She asked if references to the Stormwater easements and who has rights for what, will be identified in each new deed.

Mr. Koratich said that is correct.

Mrs. Letavic then asked if a courtesy copy of those deeds could be provided to Mr. Greene for his file.

Mr. Knopp asked if there were any comments from Dauphin County Planning Commission.

Mr. Greene said that we have nothing new.

Mr. Knopp asked if there were any questions from the audience.

Mr. Ron Paul, LST resident, agreed with Mr. Greene's interpretation of the Zoning Ordinance. The only question Mr. Paul had is if the building of the lots go up for sale, will there be control over the architectural integrity of Lots 3 & 4. Will it be consistent with the other buildings on Lots 1 & 2?

Mr. Koratich replied that Capital Valley Partnership will develop and have say over that building before that sale would happen. Yes, it will be consistent with Lots 1 & 2.

Mr. Knopp asked for any other questions from the public.

Mr. Chris DeHart, LST resident, wanted to remind the committee that they had decided that the upper lots will require sidewalks at some point.

Mr. Koratich answered that the agreement was that when Lots 3 & 4 are developed, they would install a sidewalk on the north side of Kreider Drive.

Mr. Breon asked if that needs to be noted on the Plan.

Mrs. Letavic said it would be addressed during the Land Development phase.

Mr. Greene added that if we would share it on this plan as a detail then we would expect it to be improved and constructed. He feels that is why it should be handled at the Land Development stage as we did with the other two lots.

Mr. Knopp asked for any other questions or comments from anybody. There were none.

At this time, Mr. Knopp asked for the three waivers to be addressed:

1. Request to submit a Final Subdivision Plan rather than a Preliminary Subdivision Plan.
 - Mr. Breon made the motion to approve, Mr. Fausey seconded. All were in favor.
2. Request to eliminate the requirement for existing and proposed contours.
 - Mr. Fausey made the motion to approve, Mr. Breon seconded. All were in favor.
3. Request to eliminate the requirement of monuments at each lot and install iron pins where needed.
 - Mr. Fausey questioned this request. He feels the monuments are a great benefit because they are easy to locate but the pins are very hard to find. He said he is not sure why we would need a waiver on that.
 - Mr. Koratich said they were not seeking a waiver of ALL monuments, just the need for monuments at every angle. If there are 26 bends in a property, they are just asking that they need not put 26 monuments in, but

rather maybe 10 monuments and the remaining pins (just as an example). Also, if they would put the monuments in right now, before being developed, there is a strong chance that the monuments would have to be tore out causing the developer another expense.

- Mr. Knopp asked Mrs. Letavic and Mr. Greene if they had problems with that. Mrs. Letavic said she did not have a problem with the pins to monuments ratio. Mr. Greene also had no issue with this request.
- Mr. Breon made the motion to approve this waiver request, Mr. Fausey seconded. All were in favor.

Mr. Knopp then asked for a motion of the overall plan as presented tonight.

Mr. Breon asked if there were any stipulations.

Mr. Greene replied that the only stipulation at this point would be that they need to pay any outstanding fees and staff will make sure that is completed before the Plan is recorded.

Mr. Breon then made the motion to approve with that stipulation. Mr. Fausey seconded. All were in favor.

Plan was approved.

OTHER BUSINESS: None.

ADJOURN:

A motion was made by Mr. Breon and seconded by Mr. Fausey to adjourn the meeting. Motion unanimously approved.

Meeting adjourned at 7:18 P.M.

Respectfully Submitted,

Robert S. Greene, Jr.
Planning and Zoning Coordinator