

## MINUTES

**LOWER SWATARA TOWNSHIP  
PLANNING COMMISSION**

**REGULAR MEETING  
May 25, 2017 7:00 P.M.**

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

Eric Breon, Vice Chairman  
Kimber Latsha  
Dennis Fausey  
Peter Henninger, Solicitor  
Erin Letavic, HRG  
Robert Greene, LST Planning & Zoning Coordinator  
Tonya Condran, Recording Secretary

Others in attendance:

Jeff Shyk, K&W for Enterprise  
Tom Flynn, Enterprise  
Matt Secha, Enterprise

Absent:

Chauncey Knopp, Chairman  
Paul Wagner

### **APPROVAL OF MINUTES:**

Mr. Breon asked if there was a motion to approve April 27, 2017 meeting minutes. Motion was made by Mr. Latsha to approve the minutes and seconded by Mr. Fausey. All were in favor. Minutes were approved.

**OLD BUSINESS:** Vice Chairman Breon asked about the status of the Comp Plan. Mr. Henninger explained that the Board of Commissioners were still looking over it. Mr. Fausey suggested they go to the next BOC meeting to ask what the status was.

### **NEW BUSINESS:**

**ENTERPRISE HOLDINGS** – Review and discuss for recommendation the application for Preliminary/Final Land Development Plan #2017-03 for the construction of a new rental car processing facility and expansion of paving for storage of vehicles along with associated improvements on the subject property as submitted by K&W, LLC for Enterprise Holdings.

Jeff Shyk of K&W Engineers introduced himself and then presented the Land Development Plan for the free-delivery and inspection center for Enterprise Holdings. They feel a facility like this is a perfect match for the site. Enterprise plans to use this facility to bring in rental cars from the manufacturers, process them, store them onsite, and then redistribute the vehicles to various local car rental stores in Central Pennsylvania. He said they are calling it a “storage facility” because there will be stacking between the spaces themselves. The spaces for the storage vehicles are substandard to a standard parking space because they will not be used by the general public; these will be used by the employees of Enterprise to bring cars in and move them out. It is a 12,800 square foot building and it is over two level. There will be an interior lift for ADA accessibility. Some Storm Water Management facilities are already existing onsite, and they are creating two new raingardens associated with the new pavement they are adding. They will be adding 39 parking spaces in the north end near Rosedale Ave., and then in the southeast corner (where the former Sunburst Restaurant was) they will be adding a small long-term storage area for vehicles.

Mr. Breon asked Mrs. Letavic if she had anything to add.

Mrs. Letavic requested that Mr. Shyk talk about the waivers next.

Mr. Shyk said they are asking for three waivers:

- Preliminary Plan Waiver – because there will be no difference between this and the final Plan.
- Final Plat Waiver – this will be a leased parcel for Enterprise from SARAA (Susquehanna Area Regional Airport Authority).
- Sidewalk Waiver – similar to the request they had with the Sheetz project next door.

He went on to say that he understands that both HRG and the Township support the first two as waivers but feel it is more in line for the third request to be a deferral for the sidewalks.

Mr. Henninger stated that it is the position of the Board of Commissioners at this time on any sidewalk and curbing issues. They prefer they do not be waived, but if the circumstances call for sidewalks, they would “defer” them which would mean that at some point they could require them to put the sidewalk in.

Mr. Breon added that by the Board of Commissioners deferring the sidewalks does not eliminate the obligation to put sidewalks in should the usage change at some point in the future.

Mr. Breon asked Mrs. Letavic for any other questions or comments.

Mrs. Letavic said that with respect to the leased area, traditionally we have required the metes and bounds of the tract boundary to be identified on the plan, so she would like to see that on this one as well.

Mr. Shyk said they will be getting that.

Mrs. Letavic then brought up the subject of photometric lighting. She asked if there would be lighting proposed for this project.

Mr. Shyk said yes, it is the process right now. He will submit that as part of the revised plans.

Mr. Breon informed that we will be watching to make sure the lighting is not obtrusive, just like we do with every other project that comes through.

Mr. Shyk assures that the Ordinance requirements will be followed but they only want to put the minimum amount of lighting across the large paved area.

Mrs. Letavic brought up the subject of traffic impact assessment. Because this is a really new business model, her traffic engineer colleague and TRG both concur that it makes sense to do an after-occupancy study of this because we don't really know how it is going to perform day-to-day especially because operation is going to be different day-to-day. A value of the engineering fee for that study will be bonded as part of the Improvement Guarantee. This will hold the Developer long term to make sure then that any potential traffic issues that they cause will be ultimately addressed.

Mr. Henninger added that what he would like to see is a Developer's Agreement. It could be fairly simple, but we need something drafted that basically says that the developer will be doing the assessment before they are at 100%. The reason he is asking for this is because although the Township gets reimbursed for engineering review fees, they don't get reimbursed for solicitor review fees, so it is less expensive for the solicitor to review an agreement rather than draft one. It does not have to be an expansive document, it just has to hit the high points and say that at a point when the property is developed at some percentage (but not 100%). He doesn't feel that a note on a plan is sufficient for something like this.

Mrs. Letavic said that the suggestion in her comments is that it should be conducted within the first year of operation. So not necessarily full operation, but certainly within a year of them getting started.

Mr. Henninger added that we need to agree on the timing; they don't want to be doing it at 40% ramped-up because of the newness of this use.

Mr. Fausey stated that this was new to us and asked if it was new to them, as well.

Mr. Shyk said yes, it is new to them as well.

Mr. Fausey asked what they anticipated as far as how many vehicles per day to be moved.

Mr. Shyk said it is in the preliminary assessment that was provided. He thinks it is between 12 – 15 trucks (car carriers) per week; approximately 60 cars per day.

Mr. Breon asked for clarification. He understands that this facility will be used to store cars; are they new cars or used cars to be sold?

Mr. Flynn of Enterprise said it is a “re-marketing” lot.

Mr. Breon asked if there will be sales of cars from this facility.

Mr. Flynn said the cars will only be staged there. They will take pictures of the cars and put them online. The Dealers will buy them off the internet.

Mr. Shyk added that there are no car-salesmen on site so it is all done on the internet.

Mr. Flynn also added that it is only Dealers that will be buying the cars, not individuals. Also, there will be new cars being prepped for rental at Enterprise sites throughout Central Pennsylvania.

Mr. Breon inquired about the hazardous material storage tanks.

Mr. Shyk said that there would be an above ground fuel tank.

Mrs. Letavic added that she pulled the traffic assessment for some statistics:

- The center is anticipated to be open from 7am to 7pm, Monday thru Friday
- There will be 28 employees: 22 office staff, 6 shop personnel
- 9 drivers that will be transient, they will not be on the site permanently
- 3 to 4 tractor trailer deliveries per weekday with a maximum of 6 per day
- Approximately 60 car deliveries (in/out) per day

So, she feels although there will be a lot of cars on this site, she doesn't see that it is a lot of trips and they will be able to reach state highways very quickly.

Mr. Fausey asked if the traffic would mostly be coming in off Meade Avenue.

Mr. Shyk said yes, all trucks would enter and exit via Meade Avenue and he assured that there would not be any Rosedale Ave. access. He said there will be a "screen" along Rosedale for security reasons.

Mr. Breon asked for some discussion on Storm Water Management near the old Sunburst location. He feels this needs to be discussed because of it being a low spot there and historically it is known to have flooded in there.

Mr. Shyk agreed that it is a low spot there. They will be pitching that drainage towards a raingarden; the paving will pitch from the north to the south to the drainage system that is already there.

Mrs. Letavic added that there was testing that was done and when the raingardens are installed HRG will be out there to check on them to make sure they don't hit ground-water or anything. She stated that the design does work.

Mr. Breon asked if there would be a carwash added on site.

Mr. Flynn said there is a possibility for one but it is not planned as of yet.

Mr. Henninger added that there is only a proposal for 2 EDUs of sewage use.

Mr. Shyk added that they are also providing a grease interceptor for the drains that are coming out of the building.

Mr. Breon asked for Mr. Greene's comments to be discussed.

Mr. Greene stated that he had several zoning issues/comments. First, the buffer yard screen planting shall be provided along the entire length of the property abutting Rosedale Avenue. This is required because of the Residential Use directly across the street. And although the width of the buffer-yard is now allowed to be reduced to 20 feet, the screen planting will still need to be provided.

Mr. Shyk asked for clarification on the lease lines. He asked if they would only be responsible for what is within their lease boundary.

Mr. Greene said that is correct, only what is within their lease boundary.

Mr. Greene continued with his next comment concerning actual/proposed percent of lot coverage and minimum vegetative cover.

Mr. Shyk responded that they will provide that. They just didn't have time to calculate that as of yet. They are allowed 70% and with that big green space that's there, he feels they will be fine.

Mr. Greene's next comment was regarding the No-Parking area to be permitted in the required buffer yard. Although it is an existing nonconforming use, a Certificate of Nonconformance should be requested by the Zoning Officer by the Applicant. Mr. Greene suggested that they put it in writing for the request of a nonconforming status of that issue and get it to him.

Mr. Greene's next concern was the location of fire hydrants.

Mr. Shyk informed that there is one hydrant right on site, but he will make sure they are clearly visible on the plan.

Mr. Breon asked if there was still a fire hydrant located in the middle of the lot behind where the Sunburst used to be. There used to be one there when the Airforce used that lot.

Mr. Flynn said they would check.

Mr. Greene's next comment deals with the Fire Dept. Connection (FDC). He asked if this building was going to be provided with a fire sprinkler system.

Mr. Shyk said he believes it is not needed for this particular use.

Mr. Flynn added that if the garage bay were bigger, it would require it.

Mr. Greene said that he and Don Fure (LST's Building Code Official) were looking at this and it is right on the brink of requiring a sprinkler system based on the use.

Mr. Shyk asked if they should submit plans to the Fire Department.

Mr. Greene had already submitted plans to the Fire Dept. but he had not gotten comments back from them yet.

Mr. Breon added that the Fire Department will also want to have a say as to where the hydrant should go.

Mr. Greene went on to his Subdivision & Land Development comments. He said they are pretty typical: Financial Security Agreements are required; Irrevocable Letter of Credit; Financial Security for Sanitary Sewer Improvements; Tract boundary lines, etc. His sixth comment on his report has to do with the existing roadway of Rosedale Avenue where the property line takes a turn and goes south. He says it is indicated on their plan that the actual roadway is on private property. We are asking that additional right-of-way be given there to place that roadway in a public right-of-way.

Mr. Shyk said they would confirm that with SARAA.

Mr. Henninger added that there may be FAA considerations with roadway right-of-ways.

Mr. Greene went on with the rest of his comments. Number nine requests them to provide certification of agreement to provide services from applicable utility companies. The tenth comment was regarding the Planning Module.

Mr. Shyk replied that they were waiting for the information and they just got it from Middletown Borough yesterday about the treatment facility, so that will be coming in to Lester Lanman.

Mr. Greene said we have a standard form that should be used when providing that information. He will get the form to them.

Mr. Greene also advised that the accessibility parking is going to have to meet the Uniform Construction Code.

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

Mr. Greene added that we need to identify the fact that we did receive the Dauphin County Planning Commission comments although their representative was not able to be here tonight.

Mr. Breon said they are duly referenced and everyone has a copy of them. There is nothing different from what has already been discussed.

Mr. Breon now asked for the waiver requests to be dealt with. He reiterated that the staff and HRG are ok with the first two, and the third one has been discussed regarding sidewalk requirements:

- Waiver #1 – Preliminary Plat -and-
- Waiver #2 – Final Plat specifications
  - Motion made by Mr. Latsha to approve both
  - Seconded by Mr. Fausey
  - All were in favor, motion carried
- Waiver #3 – Sidewalk requirements to be deferred (notation to be on the Plan)
  - Motion made by Mr. Fausey to approve
  - Seconded by Mr. Latsha
  - All were in favor, motion carried

Mr. Breon asked for a motion for an approval with stipulations to recommend this Plan to the Board of Commissioners:

- Mr. Fausey made the motion
- Mr. Latsha seconded the motion
- All were in favor, motion carried

**OTHER BUSINESS:**           None.

**ADJOURN:**

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

Meeting adjourned at 7:43 P.M.

Respectfully Submitted,

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Robert S. Greene, Jr.  
Planning and Zoning Coordinator