

## MINUTES

### **LOWER SWATARA TOWNSHIP PLANNING COMMISSION**

**REGULAR MEETING  
August 25, 2016 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  
Chris DeHart  
Kimber Latsha  
Paul Wagner  
Peter Henninger, Solicitor  
Erin Letavic, HRG  
Tom Edinger, DCPC  
Robert Greene, Planning & Zoning Coordinator  
Tonya Condran, Recording Secretary

Others in attendance:

Jeff Shyk, K&W Engineers  
Chris Hoover, AVFlight  
Connie Fritz  
John & Louise Barto  
Linda Mehaffie  
Gary Matta, Jednota Estates  
George Matta, Jednota Estates  
Chris Hartz  
Donna High  
Marjie Hartz  
Chet Hartz  
Chris Fencel  
Ron Lucas  
Bev Reinhold  
Gary Frederick  
Ray Shaver  
Mike Davies  
Ron Paul  
John & Vickie Deasy  
Mike Williams  
Ron Burkholder  
David Zavoda  
Jon & Julie Wilt  
Lynda Doyle  
Bill Bosnyak  
Eric Wise, Press & Journal  
Norm Frye  
Stephen Artman  
Michelle Brummer, Gannett Fleming, Inc.  
Jame Eberl, HRG  
Kathy & Al Gabriel

Shelly Cunningham  
Mark Allshouse  
Jane McGarrity  
Tom Luttrell  
William Boyd  
Loretta Miller  
Tom Mehaffie  
Tom & Tiz Williams  
Annette C. Means  
Robert & Lynda Stile  
Ruth Shireman  
N. Pendergrass  
K. Gottshall  
Nancy Avolese  
Dan Magaro  
William & Kimberly Vajda  
Bill Gladstone

## **MINUTES**

A motion was made by Mr. Latsha and seconded by Mr. Wagner to approve the Minutes of the July 28, 2016 meeting. Motion unanimously approved.

## **OLD BUSINESS:**

### **UNCLE BOB'S SELF STORAGE - Review and discuss for recommendation the Application for the proposed Land Development Plan #2016-04 for Sovran Acquisition, LTP (dba Uncle Bob's Self Storage, 3271 Fulling Mill Road), as submitted by K&W Engineers, LLC.**

Jeff Shyk from K&W explained that they were back tonight after being close to getting a recommendation at last month's meeting but the only outstanding issue was the zoning variances which were all granted by the Zoning Hearing Board. He went on to say that they received additional comments from the Township and HRG, which were all relatively house-keeping items that they will be able to address in the coming weeks. They were here again tonight to ask for the Planning Commission's recommendation to the Board of Commissioners for approval.

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

Mr. DeHart asked if the building was fully sprinklered.

Mr. Shyk answered that yes, it will be fully sprinklered.

Mr. Knopp asked Mrs. Letavic (HRG), Mr. Edinger (Dauphin County Planning Commission), and Mr. Henninger (Twp. Solicitor) if there were any questions.

They had none.

Mr. Henninger reminded that there were two waiver requests from last month that were not acted upon. Based on the review letters and response from K&W, it looks like it is in order for a recommendation to the Board subject to the outstanding comments.

Mr. Knopp asked for the waivers to be addressed at this time.

Waiver #1 – Applicant has requested a waiver for submission of a Preliminary Plan. Mr. Latsha made the motion to approve this waiver and Mr. DeHart seconded. All were in favor. Waiver approved.

Waiver #2 – Applicant is requesting a waiver from the minimum 20' wide easement. Mr. Latsha made the motion to approve this waiver and Mr. Breon seconded. All were in favor. Waiver approved.

Mr. Knopp asked what the commission would like to do in re to the application for Uncle Bob's Self Storage.

Mr. Latsha made the motion to recommend approval. Mr. DeHart seconded the motion.

Mr. Henninger interjected that this was subject to all outstanding reviews and stipulations.

All were in favor to recommend for approval.

### **NEW BUSINESS:**

#### **AV FLIGHT – Review and discuss for recommendation the application for the proposed Final Land Development Plan #2016-05 for the construction of a 4950 sq. ft. FBO building and a 30,000 sq. ft. hangar, as submitted by Hoover Engineering Services, Inc. .**

Chris Hoover with Hoover Engineering introduced himself as representing the plan this evening from AV Flight. He said that it consists of is a Land Development Plan and a Subdivision Plan since they are creating a lease area at the Harrisburg International Airport. The location of the two buildings will be where the old terminal previously sat. This will be west of the current terminal. AV Flight is currently located at the airport. This plan is for the creation of a 3000 square foot hangar for them as well as a new building. AV Flight deals with both passengers and goods transportation. This plan has no impact on Stormwater Management considering that the site they will be occupying is almost 100% impervious. He reported that they are actually making the site better because a lot of that impervious area will be removed and restored into some grassy area. Mr. Hoover confirmed that he is in

receipt of the Township's and HRG's comments and they have no problem with addressing these issues. They are requesting three waivers: 1. Separate Preliminary Plan; 2. Showing protective covenants on the plan; and, 3. Names of record owners of adjoining unplatted land.

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

Mr. DeHart just asked what the staff comments were.

Mrs. Letavic advised that we had a number of Stormwater comments but none are major, mostly notes and signature blocks and things. In the pre-application meeting, we talked about establishing easements for all existing storm-sewers on the property, which is a precedent we started setting with some of the redevelopment projects occurring at the airport. We will also have an Improvement Guarantee to establish at some point. No major comments.

Mr. Henninger asked if the BMP's (Best Management Practices) would make it better than the existing conditions.

Mrs. Letavic responded that it should. The design does not include building BMP's but what is assumed is that with the open space reestablishment is that the cover numbers in the calculations demonstrate that there should be no change. They basically just need to justify that the cover change truly does create no stormwater change. It sounds like semantics but it matters so that they don't have to build something.

Mr. Hoover added that in addition, the areas that they are converting into grass, they are doing amended soils to those areas because of past history. Hopefully, they will be increasing infiltration in those areas then.

Mr. Henninger asked if with the photometric lighting plan, did they have to get approval from the FAA or from SARAA.

Mr. Hoover replied that they have to get approvals from both SARAA and the FAA. He said that they do show lighting on the plan but in Mrs. Letavic's comments she would like to see the photometrics of that and he will get that from the architect. He feels the lighting issues will be ok because the top of the lights are lower than the top of the buildings.

Mr. Knopp asked if there were any other questions.

Mr. DeHart asked for clarification that this was a leased property. He was concerned if they could qualify for the 5 years of tax leniency.

Mr. Hoover confirmed that AV Flight will lease it from SARAA (Susquehanna Area Regional Airport Authority). He explained that he has been involved in other lease

agreements with SARAA and if the lease agreement is for 20 years, then after that 20 year period is up, the building reverts back to SARAA.

Mr. DeHart added that basically there is no taxable income off these buildings because they belong to SARAA.

Mr. Hoover responded that during the lease from SARAA, the lease holder does pay taxes.

Mr. Henninger clarified that they are in a zone where they are subject to the 5 year period of no real estate taxes, but they will still have to pay the EIT (Earned Income Tax) per person. So the sooner something is there, the sooner that 5 year clock starts ticking. Right now, there is nothing there, so there are no taxes being generated at all.

Mr. Breon asked if there would be any hazardous materials planned on the site.

Mr. Hoover said no.

Mr. DeHart asked if they would be having a fenced area or a secure area vs. a non-secure area.

Mr. Hoover explained that there will be the flightline fence which will cut through the back of the hangar and then everything ahead of that flightline fence will be secure area.

Mr. DeHart then asked what side the fire protection would be on.

Mr. Hoover said that he would get with LST fire chief and they would put it wherever the fire chief wanted it.

Mr. Greene said to keep in mind that this is in the jurisdiction of the airport's fire department Station 70.

Mr. Knopp asked to address the waivers.

Waiver #1 - Separate Preliminary Plan – Mr. Wagner made motion to approve. Mr. Breon seconded. All were in favor.

Waiver #2 - Showing protective covenants on the plan – Mr. DeHart made motion to approve. Mr. Latsha seconded. All were in favor.

Waiver #3 - Names of record owners of adjoining unplatted land – Mr. DeHart made motion to approve. Mr. Breon seconded. All were in favor.

All waivers were approved.

Mr. Knopp then asked what the Planning Commission would like to do in regards to the submission of the plan.

Mr. Latsha reminded that a stipulation would be the photometric lighting plan.

Mr. Henninger reminded that another stipulation would be showing on the plan where the fire department connections would be on both the secure side and the public side.

Mr. DeHart then made the motion to recommend approval with these stipulations. Mr. Latsha seconded the motion. All were in favor.

Plan was approved with stipulations.

## **OTHER PERTINENT BUSINESS**

### **COMPREHENSIVE PLAN DRAFT – Public meeting for review and discussion of the draft version of Lower Swatara Twp.’s Comprehensive Plan.**

Michelle Brummer of Gannett Fleming, Inc. gave a PowerPoint presentation of the Comprehensive Plan update that is underway in Lower Swatara Township. She explained that the draft plan has gone through a number of revisions and what she was here to do this evening was to present an overview for anyone that wasn't at the last Open House meeting in April 2016. She went on to explain that there have been some changes since the April meeting and she wanted to highlight those items. She also explained that we are out of the Steering Committee phase so now the Planning Commission is the governing body who can make revisions. The Planning Commission tonight will decide whether to forward this for public review or to make changes and reconsider it for next month or a future meeting. The Comprehensive Plan itself is intended to be a ten-year future-looking plan for the Township. It is called "Comprehensive" because it is meant to bring together the decisions that are made by the Planning Commission (in terms of land use and development) and the Authority (in terms of utility provisions) and other service providers (whether township-based or community-based). All those decisions are moving toward the same direction as to how the community is growing, changing, becoming different, or evolving because that decision making authority lies with so many different entities. This Plan was prepared with community input. It makes 24 recommendations for the township to act upon. The Comprehensive Plan is not a regulatory document, it is an advisory guidance document for township policy; there is no mandate to implement a Comprehensive Plan. It is meant to be the "Thinking Document" where decisions can be made about what the Township Community would like to see and do over the next 10 years or so. Ms. Brummer went on to explain that the next steps of action for the plan's adoption would be as follows:

- Planning Commission would give their recommendation after they reviewed and revised, if needed. At this point is when it is up for public review and for regional agency review (County, School District, and adjacent communities.)

- Then it goes to the Board of Commissioners where there will then be a public hearing and be revised as needed.
- After final review and approval, it will then be adopted by resolution.

At this point, the floor was open for comments from the public. The following residents and business representatives had the following comments/concerns:

- **Tom Williams of the Williams Family Farm** (Fulling Mill Road). - The family asked for the consideration of part of their farmland to be re-zoned to Commercial/Industrial.
- **Nancy Avolese of 1451 N. Union St.** – Suggested the Williams Family donate their farm (or parts of it) to a non-profit organization.
- **Dave Zavoda of 25 Davis Dr.** – Wanted to share an article describing “Agrihoods” to the Planning Commission. Agrihoods offer suburban living around community farms. He also asked that the residents review the definitions of each of the Zoning Districts. These definitions are listed on the LST website. Mr. Henninger reminded that the Future Land Use map is not a Zoning map, it is a guide. Mr. Zavoda said that when people hear the words Commercial or Industrial, they flinch. He feels this is because they are never quite sure what they are going to get. But he also wanted to commend the Commissioners for everything they do to work to make LST a great place to live.
- **Bill Bosnyak, resident for about 60 years** – He is a bicycler and is concerned about the roads being inadequate for truck traffic. As it is right now, he feels it is unsafe to ride his bike on township roads because of the tractor-trailers. He is afraid to ride in his own township because the roads are not wide enough for bikes and tractor-trailers to pass each other safely. The law in PA is that you must give a bicyclist a 4 foot space when passing on the road; with the big tri-axle trucks that are now running through the township, this is not happening. Adding more Industrial zoning would make it impossible for bicycling.
- **Robert Stile of N. Union St by Route 283** – He said his property is going to be needed for Commercial re-zoning because he will be right between the Shope’s property that was previously rezoned Commercial and Dickerson’s property which is attempting to be rezoned to Commercial. He added that the property along the creek going into Hummelstown would make a nice walking trail and park.
- **Gary Matta and George Matta, General Counsel for the First Catholic Slovak Union** – The First Catholic Slovak Union own the Jednota Estates property. They were here tonight to find out what is good for this community. They have a printery building on their property that they have been trying to lease for about 5 years now, with no luck. About two months ago, they met with a real estate company to try to market the property to sell it for development. They, as a society, want to do something to make this a tax-generating entity for the Township; they want to make sure it works for the Township. They would like to sit down with the decision-makers to get something that they know can be marketed that will be positive to Lower Swatara Township. The north side of the property is basically zoned as Residential, the lower side of the property is Office Park. There is only one home on

the property that would be affected by re-zoning. He went on to say that they could figure out a buffer area to make that an Industrial Park of some type. They want the residents here to be happy with it. They will be back in the area on September 14, 15, and 16, 2016 and would be happy to discuss any of this with whomever.

- **Linda Mehaffie of Ebenezer Rd** – She is concerned with Jednota being sold to a developer. She feels that even though Jednota is concerned with what the residents of Lower Swatara Township would like to see in that area, if turned over to a Developer, that Developer will just put in whatever they can get approved for no matter what the residents of the township think. She agreed that the Township needs and wants responsible growth; but the Township residents do not want to be like Carlisle or Newville with all those warehouses. She feels that area with all those warehouses is horrendous.
- **Lynda Doyle Bosnyak, 34-year township resident** – Expressed her sadness over the thought of developing the Jednota property. She emphasized how beautiful an area it was at Jednota and asked if there was something that could be put there that would preserve the beauty of that land.
- **Kimberly Vajda of Greenfield Dr** – She said she was the person who brought up the idea of an Agrihood at last week's meeting. She feels the Jednota property is a perfect area for an Agrihood. She went on to explain that Agrihoods are developments where the farm is the center of the community. People benefit from that farmland. She also added that most of the people that work here in the Township don't live here. She would like to see more communities for people to live in instead of Commercial/Industrial areas. She feels it is very important to keep it green. She also mentioned that a Senior Center would be a great idea in there. She said she just feels we should investigate an Agrihood a little more.
- **Vickie Deasy of Brentwood Dr** – She feels a 55+ development in the Jednota area would be a good idea. She said it would be good also to include a walking trail. She also added that it wouldn't just have to be a 55+ community, there is plenty of property for many uses.
- **Dave Zavoda** asked for the floor again. He had a proposal for the First Catholic Slovak Union. He said that since they have decided they no longer need the tract of land in Lower Swatara Township called Jednota, that LST and First Catholic Slovak Union could work together, instead of using a realtor or developer, to begin a greenspace program to preserve land in the township. The community could use this land as walkways, bike paths, farmers' markets, over 55 housing, single home residences, and other planning that would increase LST's property values and make LST the best place to live in Dauphin County.
- **Ron Lucas, representing Hillwood** – They are not asking for any changes now, they are just saying that they know what is going on with the Comprehensive Plan and they may be back within the next year or two with a proposal to rezone a portion of the Kreider property to Industrial. What they would propose is the portion of the property to the east of the chicken buildings and the portion just to the west of the chicken buildings but not all of the property over to Old Reliance. Hillwood recognizes and understands that N. Union Street has to be improved to accommodate

traffic. Kreider has a lot of trucks coming in and out of there. Hillwood would work with the Township as to what has to be done in that area. The idea is to put in a distribution warehouse. This would provide many jobs. Also, even though the majority of tax revenue from these warehouses goes straight to the school district, there would be no additional children to educate, so conceivably if they have additional tax revenue from the new warehouses, there wouldn't be any pressure to raise taxes on everybody else. In addition, these buildings typically are not owned, the leases are signed for a multi-year period; however, the ownership can change. And when the ownership changes, there is transfer tax. These are multi-million dollar facilities. Half goes to the township. Mr. Lucas went on to say again that their proposal would be to rezone it to Industrial and they understand the concerns of the township residents; however, the idea is to utilize the infrastructure that is in place – the interchange of 283 and N. Union Street – and extend improvements further north to Longview Drive; so that is something that would have to be worked out with the Township as to what would be needed to be done there. He said they would have a proposal worked up in the next year or two to present. He feels they can get this done without any harm to the property owners or community. Mr. Wagner asked if Hillwood owned any properties in the area. Mr. Lucas responded that they have one building in Palmyra Borough and one in North Londonderry Township. These are food distribution facilities.

- **Gary Frederick, Hillwood** – He informed that they have just completed a 1.2 million square foot building in East Manchester Township. They have completed an approximately 2 million sq. ft. building in Lehigh County. 90% of the space they have done recently is food and supporting local manufacturers of food for distribution space. Mr. DeHart said that a couple years ago their proposal was to add warehouses along N. Union and Longview Dr. totaling 4 million square feet. He asked what they were proposing now, in regards to size. Mr. Frederick said it would be two buildings totaling 1.2 to 1.5 square feet. He said they heard the residents loud and clear last time and they are scaling back to something they believe is more achievable. They also will not encroach upon the land close to Old Reliance; they plan on only using the land closer to N. Union Street. Mr. Wagner asked if the chicken houses could coexist with what they are proposing. Both Mr. Frederick and Mr. Lucas said yes, they will remain.
- **Connie Fritz of 1306 Butterchurn Rd** – She informed that she did some research on a development in Allentown that has warehouses and that lowered property values by at least 11% for neighboring residential communities.
- **Donna High of 2096 Powderhorn Rd** – She stressed how much traffic goes up and down Longview Drive on a daily basis and she feels putting more warehouses on Longview Drive will just increase that traffic. She also feels the warehouses are not going to benefit the township people at all because the majority of the employees would be coming from outside of LST.
- **Stephen Artman of Longview Acres** – Asked if we have one warehouse on Fulling Mill Rd. that is still empty, why do we need more? He said that the people spoke a

year or so ago and they will speak out again against any warehouses coming into that area.

- **Dan Magaro of Old Reliance** – He also said that he thought they (the residents of LST) were very clear that they did not want any more warehouses in their community.

Mr. Knopp asked Michelle Brummer what was next in the process.

Ms. Brummer said that now the Planning Commission has to come to a decision. They are either satisfied with the Plan that exists today and forward it for public review, then deliver it to the Board of Commissioners; the other option is that the Planning Commission decides they need to revise this a little more, and then give the specific changes they would like to see. We would then bring it back to a future meeting. If the changes are significant, then it deserves another public meeting. If it is just grammatical changes or minor corrections, another public meeting is not needed.

Mr. Knopp said based upon the comments from the public tonight, he thinks it should be on the agenda again for next month's Planning Commission Meeting. The next meeting will be held on Thursday, Sept. 22, 2016 at 7:00pm.

## **ADJOURN**

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

Meeting adjourned at 8:53 P.M.

Respectfully Submitted,

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Robert S. Greene, Jr.  
Planning and Zoning Coordinator