

MINUTES

LOWER SWATARA TOWNSHIP PLANNING COMMISSION

**REGULAR MEETING
JANUARY 24, 2019 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
Kimber Latsha
Dennis Fausey
Peter Henninger, LST Solicitor
Andrew Kenworthy, HRG
Ann Hursh, LST Planning & Zoning Coordinator
Tonya Condran, Recording Secretary

Absent:

James Young

Others in attendance:

Chuck Hess, Navarro & Wright
Ron Paul, LST BOC
Matt Tunnell, Lift Dev.
Alexx Dimeler, New Thing UM Community

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES:

Mr. Knopp asked if there was a motion to approve the December 20, 2018 meeting minutes. Motion was made by Mr. Latsha to approve the minutes and seconded by Mr. Breon. All were in favor. Minutes were approved.

REORGANIZATION OF COMMITTEE:

A motion was made by Mr. Latsha and seconded by Mr. Fausey to re-appoint Chauncey Knopp as the Chairman of the Planning Commission. Motion unanimously approved.

A motion was made by Mr. Latsha and seconded by Mr. Fausey to re-appoint Eric Breon as the Vice Chairman of the Planning Commission. Motion unanimously approved.

A motion was made by Mr. Latsha and seconded by Mr. Fausey to re-appoint Tonya Condran as the Recording Secretary of the Planning Commission. Motion unanimously approved.

For the year of 2019, Chauncey Knopp will continue as Chairman; Eric Breon shall remain Vice Chairman; and Tonya Condran will remain as Recording Secretary.

OLD BUSINESS:

a. **File #PC2018-03, Preliminary/Final Subdivision/Land Development Plan for Star Barn Duplex Units**, with a timeline deadline of April 18, 2019. Located on Nissley Drive, south of I-283, one lot, 3.67 acres, 12 duplex units, zoned Residential Urban, owned by Star Barn Townhomes, LP, submitted by Navarro & Wright Consulting Engineers, Inc.

Mr. Knopp informed that this has been tabled again for this evening.

Mrs. Hursh informed that they would be at the February Planning Commission Meeting.

NEW BUSINESS:

a. **File #PC2019-01, Preliminary/Final Lot Add-On Plan for The Pennsylvania State University**. Timeline deadline of April 24, 2019. Located at 625 N. Spring Street and 777 W. Harrisburg Pike, one lot, 4.7 acres, owned by Spring Street Properties and PSU, submitted by Navarro & Wright Consulting Engineers, Inc. Waivers requested.

Chuck Hess of Navarro & Wright Consulting Engineers came to the microphone to go over what he described as a non-complex plan. Also with Mr. Hess was Matt Tunnell, the current owner of the property, representing Spring Street Properties.

Mr. Hess went on describe the plan. Spring Street Properties owns 9 acres and they are looking to divide that right on the municipal boundary between Middletown and Lower Swatara Township, then sell a 4.7 acre piece of the property to Penn State Harrisburg Campus. Penn State is 218 acres, so it is a minor little addition to it. He said they are honoring the municipal boundary, the property currently straddles the boundary so it is in both which is never ideal for taxing and such. He said there doesn't seem to be a lot of issues from the reviews of LST, HRG, and DCPC with this plan.

Mr. Hess went on to discuss the two waivers:

- First waiver is Section 22-404: Preliminary Plan Procedure -This project involves no construction, no earth disturbance, nor construction of improvements and there is no phasing proposed. So they are hopeful to process this as one plan as a preliminary/final with the waiver of the preliminary plan requirements.
- The second waiver is Section 22-403.1.A(2)(e): Plan Scale of 1"=100' - They are asking to show the entire 218 acres of the PSU campus on one plan sheet since the

only information that is needed is the boundary of the parcel, so it can be shown with the add-on parcel of 4.7 acres. (1"=200')

So with those two waivers under consideration and also considering the review comments that were provided, they are willing to accept a recommendation for conditional approval to go before the Board of Commissioners.

Mr. Knopp asked HRG for any questions or comments.

Mr. Kenworthy replied that they have no issue with the plan.

Mr. Knopp asked Mrs. Hursh for any questions or comments from the township or DCPC.

Mrs. Hursh stated that the County comments were that they wanted to make sure Middletown Borough had the chance to review the plan.

Mr. Hess informed that they did submit the plan to Middletown Borough and they approved the waiver of the preliminary plan and also recommended conditional approval of the plan subject to their engineers review.

Mrs. Hursh then said that her only comment was to add to the first sheet that it was in the Educational-Institutional Zoning District.

Mr. Hess said that he put the zoning data back on the proposed sheet (Sheet #4) because it was related to that condition.

Mrs. Hursh said that was ok then.

Mr. Knopp asked Mr. Henninger for any questions or comments.

Mr. Henninger said he had no comments other than explaining the 2 ½ feet conversion. When they did the land development plan, when they built in the Borough, LST got 2 ½ feet from them so there would be a little more room to expand Dauphin Street if it would've been needed. Now that Matt Genesio's firm has bought and is proposing to develop in that area, they are going to give the 2 ½ feet back because it is not needed to meet any requirements now. So Spring Street is joined in the street-vacation petition that is going before the Board in March 2019. This all has to be approved by both municipalities.

Mr. Hess said that they do acknowledge that 2 ½ feet on the plan.

Mr. Henninger concluded that he sees no issues with the plan.

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

The Planning Commission had none.

Mr. Knopp then asked for the waivers to be addressed.

- Waiver #1. Preliminary Plan to Preliminary/Final Plan.
 - Mr. Latsha made the motion to approve.
 - Mr. Breon seconded the motion.
 - All were in favor.
- Waiver #2. Change the plan scale from 1"=100' to 1"=200'.
 - Mr. Latsha made the motion to approve.
 - Mr. Breon seconded the motion.
 - All were in favor.

Mr. Knopp then asked the Planning Commission what they would like to do with the plan presented to them tonight.

- Mr. Latsha made the motion to recommend approval.
- Mr. Breon seconded the motion.
- All were in favor.

OTHER BUSINESS:

The next Planning Commission Meeting will be held on Thursday, February 28, 2019 at 7:00 P.M.

ADJOURN:

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

Meeting adjourned at 7:10 P.M.

Respectfully Submitted,

Ann M. Hursh
Planning and Zoning Coordinator