

## MINUTES

LOWER SWATARA TOWNSHIP  
PLANNING COMMISSION

REGULAR MEETING  
JANUARY 24, 2013, 7:00 P.M.

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

Chauncey D. Knopp, Chairman  
Eric A. Breon, Vice Chairman  
Paul Wagner  
Kimber Latsha  
Christopher DeHart  
Chris Dellinger, Herbert, Rowland & Grubic, Inc., Township Engineer  
Erin Garber, Herbert Rowland & Grubic, Inc., Township Engineer  
Brenda Wick, Planning and Zoning Director  
Angela Yealy, Recording Secretary

Excused:

Leah Pearlman-Storch, Dauphin County Planning Commission

Others in Attendance:

Marc Kurowski, K & W Engineers & Consultants, Sheetz, Inc.

Residents: Ruth Helwig  
Ron Helwig  
Peggy Ginnovan  
Donald R. Burger

## MINUTES

A motion was made by Mr. Wagner and seconded by Mr. Breon to approve the Minutes of the December 20, 2012 meeting.

Motion unanimously approved.

## REORGANIZATION

A motion was made by Mr. Breon and seconded by Mr. Wagner to retain Mr. Knopp as Chairman of the Planning Commission for 2013.

Motion unanimously approved.

A motion was made by Mr. Wagner and seconded by Mr. DeHart to retain Mr. Breon as Vice Chairman of the Planning Commission for 2013.

Motion unanimously approved.

## **PUBLIC COMMENT**

Ruth Helwig, a resident, stated that KGH has given contracts to 11 residents to buy them out due to the \$19,500,000 expansion at Penn State. This expansion will cause a greater need for student housing. The enrollment has also increased by 75% at Penn State. Ms. Helwig stated that student housing has taken over their once quiet neighborhood. If GreenWorks builds more student housing over the cemetery, students will be surrounding them causing even greater problems. Currently, there are problems with noise, parties at all hours, students speeding, and running stop signs. For these reasons, they want to get out of this neighborhood and this is their chance. Residents had contracts with GreenWorks. GreenWorks bought one property to stop any other developers from buying the other residents out. KGH came up with a way that they can build around that, and they have had nothing but problems dealing with GreenWorks. Matt Tunnell has stated that he will do anything to keep KGH from buying them out. Ms. Helwig stated that the residents have had nothing but problems with GreenWorks, and Ms. Helwig felt that this is not fair as her property value has now dropped. Her realtor stated that it would take a very long time to sell her property due to the location of the home. There are 11 families involved and they feel that this is their last chance to get out of the neighborhood. Ms. Helwig asked the Planning Commission for their cooperation and felt that they should know what has been going on. There has been a rumor going around that GreenWorks will donate their student housing to Penn State in five years. Since colleges do not pay taxes, there should be some thought on how this would affect the taxes within the Township.

Peggy Ginnovan, a resident, stated that there are three families at this meeting tonight that are willing to sell to KGH. A year and a half ago, Ms. Ginnovan's property was one of the first to be signed on with GreenWorks offering them a large amount of money. Now they have found out that this was only hush money to keep them quiet. Her contract date had ended in May; however, Matt Tunnell had told her that they were still going to buy her property. Two weeks prior to when they were scheduled to receive their settlement money, on December 31, they backed out of the contract. Mr. Tunnell said they could offer a six month extension at a lesser price, but they were not willing to pay the amount on the original offer. Ms. Ginnovan felt that KGH is a more honest company to deal with. They have all signed agreements with KGH last Tuesday and have received some money with the chance that they might buy out their properties.

Mr. Breon suggested that the residents also take their concerns before the Board of Commissioners Meetings.

Ms. Ginnovan stated that they have gone before the Board of Commissioners last month, and they are here for the Planning Commission Meeting tonight. She also

commented that the Township was willing to grant a zoning change to GreenWorks, and she is hoping the Township will also grant a zoning change to Campus Heights as well.

**CAMPUS HEIGHTS ASSOCIATES INC., L.P.**  
**REVISED LAND DEVELOPMENT PLAN**

The Planning Commission reviewed the Revised Land Development Plan for Campus Heights Village-Wood Street Access, submitted for Campus Heights Associates Inc., L.P., prepared by Forino Company, L.P. Three waivers were previously recommended for approval.

A motion was made by Mr. DeHart and seconded by Mr. Latsha to table the Revised Land Development Plan since there were no representatives present from Campus Heights.

The motion was unanimously approved.

**K&W ENGINEERS & CONSULTANTS**  
**FINAL LAND DEVELOPMENT PLAN FOR SHEETZ, INC.**

The Planning Commission reviewed the Final Land Development Plan for Sheetz, Inc., as prepared by K&W Engineers & Consultants. The Planning Commission previously recommended four waivers as well as the plan for approval with stipulations. The new waiver is for relief from providing a structure inlet at the proposed storm sewer connection to an existing 5' diameter pipe as required by Section 26-126.3.P.

Marc Kurowski, K&W Engineers & Consultants, addressed one of the comments in the review letter regarding the new storm sewer system that is connecting to an existing storm sewer pipe. Typically, when there is a connection, a manhole or an inlet structure would be created for maintenance access. In one particular location they are connecting a 24" pipe to an existing 5' diameter concrete pipe. They are asking for a waiver to not install a manhole at that particular location, since the pipe is a large pipe which can be accessed from the bottom end for maintenance. There is also an inlet upstream of this connection where a hose could be placed to flush this area out if necessary. It would be fairly expensive to build a manhole at this location when there are other suitable options for access to accomplish the same goal.

Mr. Breon questioned the approximate location of this sewer pipe connection.

Mr. Kurowski replied that the location is adjacent to the one-way drive off of SR 230 where the two 5' pipes go into the detention basin under the one-way driveway. Where these pipes enter the Sheetz Property is where the connection of the pipes would occur, and all other connection areas on site would have a manhole.

Mr. Knopp questioned if Ms. Wick had any comments.

Ms. Wick stated that there is a detail on the plan that looks similar to the attachment to the waiver request letter showing the smaller pipe going into the larger existing pipe, and this has been reviewed by HRG.

Mr. Dellinger stated that HRG has no objections to this as this structure would be for the ease of maintenance, and the large 5' diameter pipe would not create a problem. Sheetz will be responsible for the maintenance of their own pipes.

A motion was made by Mr. Latsha and seconded by Mr. Wagner to waive the requirement of a structure inlet.

### **INTRODUCTION**

Ms. Wick introduced Erin Garber to all of the Planning Commission as the new Representative from HRG.

Mr. Dellinger commented that he was the temporary representative filling in for Charles Smith, and Erin will be taking over permanently.

### **ADJOURN**

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

Motion unanimously approved.

Meeting adjourned at 7:14 P.M.

Respectfully Submitted:



Brenda Wick

Planning and Zoning Director