

MINUTES

LOWER SWATARA TOWNSHIP
PLANNING COMMISSION

REGULAR MEETING
SEPTEMBER 26, 2013, 7:00 P.M.

Meeting was called to order by Chauncey D. Knopp at 7:15 P.M. with the following present:

Chauncey D. Knopp, Chairman
Eric A. Breon, Vice Chairman
Kimber Latsha
Leah Pearlman-Storch, Dauphin County Planning Commission
Brenda Wick, Planning and Zoning Director
Angela Yealy, Recording Secretary

Excused:

Christopher DeHart
Paul Wagner
Erin Letavic, Herbert Rowland & Grubic, Inc., Township Engineer

Others in Attendance:

Chuck Hess, Forino Company, L.P., Campus Heights Associates I., L.P.
Matt Genesio, Campus Heights Associates I., L.P.

Residents:

Glenn & Sonja Miller
Lin Coble
Ruth & Ron Helwig
Peggy Ginnovan

MINUTES

A motion was made by Mr. Latsha and seconded by Mr. Breon to approve the Minutes of the August 22, 2013 meeting.

Motion unanimously approved.

CAMPUS HEIGHTS ASSOCIATES I., 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 I., L.P., and prepared by Forino Company, L.P. Three waivers were previously recommended for approval.

Ms. Wick stated that there has been no movement on this plan other than being extended and acknowledged by the Board of Commissioners until December 21, 2013.

A motion was made by Mr. Latsha and seconded by Mr. Breon to table the Revised Land Development Plan.

Motion unanimously approved.

MIDDLETOWN HOME
PRELIMINARY / FINAL LAND DEVELOPMENT

The Planning Commission Reviewed the Preliminary/ Final Land Development Plan for the Middletown Home Access Driveways /Parking Revisions as prepared by Schlouch, Inc. The applicant has requested that the plan be tabled until the October meeting.

As requested by the applicant, the Preliminary/ Final Land Development Plan remained tabled.

MIDDLETOWN AREA SCHOOL DISTRICT
PRELIMINARY / FINAL LAND DEVELOPMENT

The Planning Commission Reviewed the Preliminary/ Final Land Development Plan for the New Middletown High School for the Middletown Area School District submitted by Raudenbush Engineering, Inc.

Ms. Wick stated that they plan to submit next month and their plan does not expire until November 20, 2013.

A motion was made by Mr. Latsha and seconded by Mr. Breon to table the Preliminary/ Final Land Development Plan.

Motion unanimously approved.

CORRECTION TO ZONING ORDINANCE
CHAPTER 27, PART 20, GENERAL REGULATIONS, §27-2008

The Planning Commission reviewed the change to the Code of Ordinances of the Township of Lower Swatara, Dauphin County, Pennsylvania, No. 448, as amended and supplemented, CHAPTER 27, ZONING, PART 20, GENERAL REGULATIONS, §27-2008. Yard Regulations. §§D. Side Yards. A change to the Zoning Ordinance regarding corner lots specifying that the side yard shall have a width equal to the depth of the front yard and shall be subject to all front yard requirements. A public hearing has been scheduled by the Board of Commissioners for October 16th at 7:00 pm.

Mr. Breon questioned if the Planning Commission should attend this hearing.

Ms. Wick stated that they would not need to attend as this is a public hearing for those that have an opinion regarding this Ordinance that was published. This is basically a corrective Ordinance and side yards on corner lots have always had a setback for the principal building equal to the setback for the front yard. In designating the side yard as a side yard, items such as sheds and pools would be permitted within the regular side yard setbacks from the property line of 5 feet for a shed and 15 feet for a pool. By saying that the corner lot side yards should be subject to all front yard requirements, sheds and pools will not be permitted in these side yards.

Mr. Latsha questioned if everything that currently exists would be grandfathered in and not affected by the Ordinance change.

Ms. Wick replied that this would be considered a legal non-conformity.

A motion was made by Mr. Latsha and seconded by Mr. Breon to recommend approval of the Zoning correction.

Motion unanimously approved.

CAMPUS HEIGHTS ASSOCIATES, I., L.P.
STUDENT HOUSING, SPECIAL EXCEPTION

The Planning Commission reviewed the request for a Special Exception for the use of Student Housing in a Commercial Neighborhood Zoning District submitted by Campus Heights Associates, I., L.P., and prepared by Forino Company, L.P. This is for the single property that is owned by Lawrence Street Partners (GreenWorks).

Matt Genesio, Campus Heights Associates I., L.P., stated that they were able to come to an agreement with GreenWorks to purchase their property on North Lawrence Street. This allowed them to redo their site plan which allowed them more room and a nicer layout to incorporate the courtyard that they had originally wanted in their first design. They can now extend Lawrence Street straight up and eliminate the somewhat confusing intersection where Lawrence Street currently turns. They will eliminate the spur that goes up to Gina Lane and Gina Lane will become L-shaped instead of U-shaped as it is currently. They will remove the West High Street Access to North Lawrence Street. As you come up Lawrence Street there will be two entrances on the right into the existing facility, two entrances on the left into Nittany Village, and continuing north there will be two entrances on the left into their new facility.

Chuck Hess, Forino Company, L.P., Campus Heights Associates I., L.P., displayed the new site plan and showed the location of the property under agreement which had created an island due to the Lawrence Street right-of-way. This right-of-way would have remained

public, but they have amended the application to vacate to include this portion. They plan on keeping the name Lawrence Street for the new section of road extending up to the new site instead of going with Emaus Street as previously discussed.

Mr. Breon preferred Lawrence Street as he felt that naming the street Emaus Street would create emergency response issues.

Mr. Hess stated that they are here tonight seeking approval for a Special Exception for Student Housing. They will have to go before the Zoning Hearing Board as well. On their September 12, 2013 submittal, they had indicated 0.45 acres which included the Lawrence Street property, the Lawrence Street right-of-way, and the High Street right-of-way. Since that time, they have discovered a survey discrepancy related to the Nittany Village plans as they had claimed some property that they did not own. Mr. Hess stated that they previously received approval for a Special Exception; however, it did not include the additional property and right-of-way of 0.056 acres.

Mr. Breon questioned if they added any additional green space to the new site plan.

Mr. Hess replied that they have 4 acres with 1.25 acres of open space with the courtyard; however, they are not proposing to dedicate this to the Township, and pay the park and recreation fee to help line the coffers of the Township.

A motion was made by Mr. Breon and seconded by Mr. Latsha to approve the Special Exception request.

Motion unanimously approved.

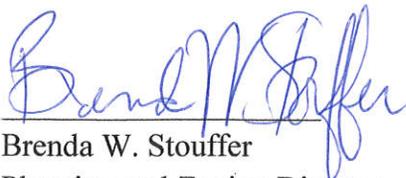
ADJOURN

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

Motion unanimously approved.

Meeting adjourned at 7:34 P.M.

Respectfully Submitted:



Brenda W. Stouffer
Planning and Zoning Director