

MINUTES

LOWER SWATARA TOWNSHIP
PLANNING COMMISSION

REGULAR MEETING
SEPTEMBER 27, 7:00 P.M.

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

Chauncey D. Knopp, Chairman
Eric A. Breon, Vice Chairman
Kimber Latsha
Christopher DeHart
Charles Smith, Herbert, Rowland & Grubic, Inc., Township Engineer
Leah Pearlman-Storch, Dauphin County Planning Commission
Brenda Wick, Planning and Zoning Director
Angela Yealy, Recording Secretary

Excused:

Paul Wagner

Others in Attendance:

Doug Gamber, Raudenbush Engineering for Penn State University
Donald Holtzman, Penn State University
Kyle Hollick, OPA for Penn State University
Brent Sapen, Skelly & Loy, Inc. for Wilt Subdivision Plan

MINUTES

A motion was made by Mr. Latsha and seconded by Mr. Breon to approve the Minutes of the August 23, 2012 meeting.

Motion unanimously approved.

**PENN STATE HARRISBURG
EDUCATIONAL ACTIVITIES BUILDING
SPECIAL EXCEPTION**

The Planning Commission reviewed the request of Penn State Harrisburg for the Special Exception to permit a proposed building to be erected with a height in excess of the permitted 40 feet, prepared by Raudenbush Engineering, Inc.

Mr. Gamber and Mr. Hollick introduced themselves, and Mr. Hollick stated that they are not here to talk about Land Development Plans, but only to request the Special Exception for a mechanical addition 19 feet high and asked Ms. Wick to explain this.

Ms. Wick stated that their penthouse will be 19 feet high, and the majority of it will be at least 19 feet from the exterior wall of the building.

Mr. Gamber stated that originally, the penthouse footprint was in excess of the setback that was required to meet the height allowance. During the schematic design phase, the whole west side and a portion of the north side of the mechanical room were right up against the building edge. They have now reduced the penthouse footprint significantly where in most instances they are back farther than the height; however, there are two locations on the corner where this is not the case.

Mr. DeHart questioned what the height of the building was when this was originally proposed.

Mr. Gamber stated that the height was 45 feet originally, and now we are asking for 49 feet.

Ms. Wick commented that if a building penthouse is set back as far from the face of the wall as it is high, a variance is not needed. A variance is needed for the area shown on the diagram that does not meet this requirement.

Mr. Breon confirmed with Mr. Gamber that the area where they exceed the requirement is in the back of the building not facing First Street. Mr. Breon also questioned where the macadam is in that area.

Mr. Gamber showed this area on the sketch. The macadam is towards the Odd Fellows at the corner of the building where the transformer and generator are located.

Mr. DeHart questioned if there were exterior steps for the catwalk.

Mr. Gamber stated that there is a catwalk from the roof up onto the penthouse.

Mr. Gamber addressed concerns from the Planning Commission regarding the relationship of the ladder truck to the front of the building. An exhibit was given showing a ladder truck situated at First Avenue up to the roof measuring 61.37 feet. The distance shows that the ladder truck will reach the top of the second floor, not the penthouse.

Mr. Breon questioned the fact that a ladder would have to be over 100 feet to reach the top of the penthouse.

Mr. DeHart was fine with a ladder not being able to reach the top of the penthouse since it could reach the roof, and there is a catwalk in the back. He questioned if there would be any water tanks up there.

Mr. Holtzman replied that there would be a small rainwater collection system which will be collected and piped down into the building to a small minor storage area.

Ms. Wick commented that the Zoning Hearing Board recommended the variance and they are still within the FAA approval.

A Motion was made by Mr. Latsha and seconded by Mr. DeHart to approve the Special Exception requested by Penn State Harrisburg.

JON G. AND JULIE A. WILT
FINAL PLAT MINOR SUBDIVISION PLAN

The Planning Commission reviewed the Final Plat Minor Subdivision Plan submitted for Jon G. and Julie A. Wilt, prepared by Skelly and Loy, Inc.

Mr. Sapen with Skelly and Loy, Inc. introduced himself as representing Jon and Julie Wilt. They have a property on Longview Drive with Fulling Mill Road located south of them. Their property is the third parcel up from Fulling Mill Road, adjacent to TE Connectivity on the west and Longview Drive on the east side of them. Mr. and Mrs. Wilt are working with their adjacent land owner, Barry Focht, on buying a piece of Mr. Focht's land to add to their land. Mr. and Mrs. Wilt's property is 75 feet wide and 225 feet deep. Mr. Focht owns the land to the north, which is currently 225 feet x 225 feet (1.16 acres). They would like to combine 75 feet of Mr. Focht's land with theirs, making each property 150 feet wide. The Wilt's lot is currently 0.387 acres, and the current ordinance requires a one acre lot when subdividing lots. Mr. and Mrs. Wilt's property will be expanding to 0.775 acres with the addition, and Mr. Fochts will decrease to 0.775 acres as well. This will go to the Zoning Hearing Board on Oct. 24th to request a variance for a nonconforming lot.

We received comments from the County, Township, and the Engineer. There are three waivers which include the preliminary, curbs, and sidewalks.

Mr. Knopp commented that the Planning Commission will address the waivers at this meeting.

Mr. DeHart asked for clarification that what is needed is approval to break down these lots, because the two lots will not meet the requirements.

Ms. Wick explained that the Focht lot that is currently over one acre will become a nonconforming lot. Both lots will have the conforming frontage, but not the total area required.

Mr. Sapen stated that the only lot that would be going from conforming to nonconforming would be Mr. Focht's property.

Mr. Breon questioned if the Township Solicitor is recommending this Subdivision Plan, and Ms. Wick confirmed that the Township Solicitor is recommending this change.

A motion was made by Mr. Latsha and seconded by Mr. Breon approving to waive the requirements for the Preliminary Plat.

A motion was made by Mr. Latsha and seconded by Mr. DeHart to waive the requirement for the construction of curbs.

A motion was made by Mr. Latsha and seconded by Mr. Breon to waive the requirement for the construction of sidewalks.

A motion was made by Mr. DeHart and seconded by Mr. Latsha to table the Final Plat Minor submitted for Jon G. and Julie A. Wilt until a variance is granted from the Zoning Hearing Board.

Motion unanimously approved.

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

The Planning Commission reviewed the Revised Land Development Plan submitted for Campus Heights Associates, Inc., L.P., prepared by Forino Company, L.P.

Ms. Wick stated that the Applicant had called to confirm they would not be attending this meeting. Ms. Wick stated that in their plan, they are asking that the Wood Street entrance not be restricted to Emergency Use only. Campus Heights Associates, Inc., L.P. would like the Wood Street entrance to their development opened to all of their tenants. During the Traffic Impact Study, PennDOT asked the Township if full access is proposed

along Wood Street. The Township stated by letter that they would require additional analysis of the intersection at SR 230 and Wood Street to verify whether signal timing changes are appropriate. Since the representatives of this plan were unable to attend the meeting to answer questions from the Planning Commission, they were told that their plan would most likely be tabled at this meeting.

A motion was made by Mr. DeHart and seconded by Mr. Latsha to table the Revised Land Development Plan submitted for Campus Heights Associates Inc., L.P., prepared by Forino Company, L.P.

ADJOURN

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

Motion unanimously approved.

Meeting adjourned at 7:27 P.M.

Respectfully Submitted:



Brenda Wick
Planning and Zoning Director