

MINUTES

LOWER SWATARA TOWNSHIP
PLANNING COMMISSION

REGULAR MEETING
JUNE 28, 2012, 7:00 P.M.

Meeting was called to order by Eric A. Breon at 7:00 P.M. with the following present:

Eric A. Breon, Vice Chairman
Kimber Latsha
Christopher DeHart
Charles Smith, Herbert, Rowland & Grubic, Inc., Township Engineer
Brenda Wick, Planning and Zoning Director
Darlene Stoudt, Recording Secretary
Angela Yealy, Recording Secretary

Excused:

Chauncey D. Knopp, Chairman
Paul Wagner
Leah Pearlman-Storch, Dauphin County Planning Commission

Others in Attendance:

Kurt Smith, Gatter & Diehl (Phoenix Contact)
Tom Potteiger, Phoenix Contact
Doug Ferguson, Phoenix Contact
John Murphy, Alpha Engineering (Phoenix Contact)

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A motion was made by Latsha and seconded by DeHart to approve the Minutes of the May 24, 2012 meeting.

Motion unanimously approved.

PHOENIX CONTACT, INC. **REVIEW FINAL LAND DEVELOPMENT**

The Planning Commission reviewed the Final Land Development Plan for Phoenix Contact, Inc., prepared by Gatter and Diehl, Inc. and submitted by Phoenix Contact, Inc.

John Murphy from Alpha Engineering addressed the Planning Commission stating they currently have 180,000 of square footage, and would like an additional 200,000 - plus square footage in the next five to ten years. Mr. Murphy stated that they were in receipt of Staff and Engineer comments. These comments will be addressed.

Charles Smith stated that his comments were minor, and the project could move forward in the planning process. Major changes to the plans are not anticipated.

Brenda Wick commented that the Sewer Module application has been received and signed by Derry Township and our Authority, and is ready to be submitted to DEP by the applicant. A Stormwater O & M Agreement and construction costs will need to be submitted to the Board of Commissioners prior to approval.

A motion was made by DeHart and seconded by Latsha to recommend granting the request for a waiver of a Preliminary Plan as required by Section 22-403 of the Subdivision and Land Development Ordinance.

Motion unanimously approved.

A motion was made by Latsha and seconded by DeHart to recommend approval of the Final Land Development Plan of Phoenix Contact Inc. with any previously mentioned stipulations.

Motion unanimously approved.

FULLING ROAD, LLC **PROPOSED ZONING AMENDMENT**

The Planning Commission reviewed the proposed Zoning Amendment request of Fulling Road, LLC to change the text of the Residential-Retirement Facilities allowed by Special Exception in the Commercial-Neighborhood (C-N) District. The purpose of the request is to change Age-Restricted Housing to Age-Targeted Housing.

The Planning Commission questioned whether it would be appropriate to make a recommendation for the requested Special Exception without input from the parties making the request. Ms. Wick stated that she would answer any questions; however, she would not speak for the applicant. It was the opinion of the Planning Commission that changing the Special Exception would make this area no more than a regular neighborhood. Additionally, the applicant was the one who made the first request for the Retirement Facility. Dauphin County Planning Commission has submitted to the Township several recommendations on how to accommodate this request.

Ms. Wick stated that the applicant has requested an additional 60 days for a Public Hearing which has been granted by the Board of Commissioners. The MPC requires that the Public Hearing must be held within 60 days of receipt of the application; therefore, with the June 20th request for the additional 60 days, a hearing will not be needed until September. The Board of Commissioners will need to vote to advertise for a Public Hearing by the beginning of August. This time frame would allow for a discussion by the Planning Commission to be held at the July meeting.

The Planning Commission felt that they had a number of questions that should be addressed by the applicant, and would prefer to give the applicant the opportunity to appear at the July meeting.

Following a discussion on age-targeted verses age-restricted housing, the Planning Commission decided to table the proposal. A motion was made by Latsha and seconded by DeHart to table the proposed Zoning Amendment request of Fulling Road, LLC.

Motion unanimously approved.

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

Motion unanimously approved.

Meeting adjourned at 7:18 P.M.

Respectfully submitted:

Brenda Wick
Planning and Zoning Director