

MINUTES

LOWER SWATARA TOWNSHIP
PLANNING COMMISSION

REGULAR MEETING
MAY 24, 2012, 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
Charles Smith, Herbert, Rowland & Grubic, Inc., Township Engineer
Brenda Wick, Planning and Zoning Director
Darlene Stoudt, Recording Secretary

Excused:

Leah Pearlman-Storch, Dauphin County Planning Commission

Others in Attendance:

Kurt Smith, Gatter & Diehl (Phoenix Contact)
Tom Potteiger, Phoenix Contact
Cole Boyer, Alpha Consulting Engineers (Phoenix Contact)
Kyle Houck, Penn State Harrisburg
Donald Holtzman, Penn State Harrisburg
Natalie Gentile, Bohlin, Cywinski, Jackson (BCJ) (Penn State Harrisburg)
Jennifer Hanslovan, BCJ, Penn State Harrisburg
Rod Kiner, Resident, Wood Street

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A motion was made by DeHart and seconded by Wagner to approve the Minutes of the April 26, 2012 meeting.

Motion unanimously approved.

PHOENIX CONTACT, INC. FINAL LAND DEVELOPMENT PLAN

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.

Cole Boyer from Alpha Consulting Engineers addressed the Planning Commission and stated that they were in receipt of comments from Staff and Engineer. He requested the Plan be forwarded to the Board of Commissioners conditionally.

The Planning Commission made the following comments:

1. At the previous meeting, a sewer module was submitted and subsequently was forwarded to Derry Township Municipal Authority for comment. Nothing has been received to date.
2. A meeting was requested to be arranged with Lower Swatara Township Authority. No meeting has been set up yet.
3. No utility service letters have been submitted.
4. An erosion control plan has not been submitted.
5. A Stormwater O & M agreement has not been submitted.
6. The stormwater is waiting to be confirmed by soil and infiltration testing.

Upon a recommendation by the Staff and Engineer, a motion was made by DeHart and seconded by Latsha to table the Final Land Development Plan for Phoenix Contact, Inc. based on the outstanding information that has yet to be submitted and will need to be reviewed.

Motion unanimously approved.

PENN STATE HARRISBURG SPECIAL EXCEPTION

The Planning Commission discussed the request of Penn State Harrisburg for a Special Exception to permit a proposed building to be erected with a height in excess of the permitted 40 feet.

The request for the Special Exception to exceed the permitted height of an Educational Activities Building (EAB) building by five feet in the Educational-Institutional (E-I) District was presented by Doug Gamber of Raudenbush Engineering, Inc. Ms. Wick informed the Planning Commission that Penn State Harrisburg has already been before the Zoning Hearing Board for this request, along with a request for a Variance for the same building. The Zoning Hearing Board has recommended approval of both the Special Exception and the Variance. The Special Exception is conditioned on a positive report from the Planning Commission, as well as a response from the FAA, who has been contacted, but has yet to respond.

The building will be located to the north of the existing EAB, on the west side of College Avenue which is also referred to as First Street.

Natalie Gentile from BCJ explained the location of the proposed building and the purpose of the building for Penn State Harrisburg to expand their Engineering programs. Also additional classroom space is needed. She also explained that a Variance was needed for the setback due to the site being a tight area. The land where the building is proposed is a triangular shape and is approximately 10 feet higher in elevation than College Avenue. It should be noted that the entire building will not exceed the allowed height, but mainly the penthouse area which will house the mechanical equipment.

The Planning Commission had several questions centered on setback areas and the height of the embankment. They also stated that there will be some additional review required for fire protection. Ms. Wick reiterated that this evening Penn State is only requesting a recommendation to allow the Special Exception. Many of the questions that were asked at this meeting will be addressed when a Land Development Plan is submitted.

A motion was made by Latsha and seconded by DeHart to recommend approval of the request for a Special Exception to allow a proposed building at Penn State Harrisburg to exceed the permitted height of 40 feet by an additional 5 feet.

Motion unanimously approved.

ADJOURN

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

Motion unanimously approved.

Meeting adjourned at 7:26 PM.

Respectfully Submitted:

Brenda K. Wick, Planning & Zoning Director