

MINUTES

LOWER SWATARA TOWNSHIP PLANNING COMMISSION

**REGULAR MEETING
FEBRUARY 22, 2024, 7:00 P.M.**

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

Chauncey Knopp, Chairman	Jim Diamond, LST Solicitor
James Young, Vice Chairman	Don Fure, Director of Codes, Planning & Zoning
Dale Messick	Richard Snyder, Planning & Zoning Coordinator
Joseph Formica	Shawn Fabian, HRG
Tonya Condran, Recording Secretary	Alexa Korber, DCPC

Excused: Howard Crawford

Others present:

Scott Akens, Akens Engineering	Dave White, resident
Patty White, resident	Matt Fisher, R.J. Fisher & Associates
Scott Cousin, CRA	Grace Heiland, CRA
Kimberly Vajda, resident	William Vajda, resident
Marc Kurowski, K&W Engineering	Dr. Chelton Hunter, MASD
Bill Meiser, MASD	Keith Rife, resident

PLEDGE OF ALLEGIANCE & ROLL CALL

APPROVAL OF MINUTES:

Mr. Knopp asked if there was a motion to approve the January 25, 2024, meeting minutes. The motion was made by Mr. Messick and seconded by Mr. Formica. All were in favor. Minutes were approved.

OLD BUSINESS:

a. LHT Highspire Terminals – Planning Commission File PC#2023-10. The Preliminary/Final Subdivision Plan proposes to change and/or eliminate common property lines between three (3) existing tax parcels and create two (2) new tax parcels. Proposed Lot #1's area will equal 3.536 acres, and Proposed Lot #2's area will equal 12.416 acres.

Scott Akens, of Akens Engineering, explained the plan. The intent of this plan is to remove the common property lines to rearrange the lots to facilitate the sale of the

unused portion of the property. At this point, he feels they can ask for a recommendation on the waivers and plan itself.

Mr. Knopp asked for any questions/comments from the Planning Commission.
There were none at this time.

Mr. Knopp asked for any questions/comments from the Township Staff.
Mr. Fure & Mr. Snyder had none at this time.

Mr. Knopp asked for any questions/comments from HRG.
Mr. Fabian said they are just down to minor cleanup items. No major concerns.

Mr. Knopp asked for any questions/comments from DCPC.
Ms. Korber had none at this time.

Mr. Knopp asked for any questions/comments from the Twp. Solicitor.
Mr. Diamond had none at this time.

Mr. Knopp asked if there were any questions/comments from the Public.
There were none at this time.

Mr. Knopp then asked for the waivers to be addressed:

1. The applicant requests a waiver from the requirements of a submission of a separate Preliminary and Final Plan to proceed with a combined Preliminary and Final Plan.
 - Mr. Young made the motion to recommend approval consistent with how we have handled these requests in the past.
 - Mr. Formica seconded the motion.
 - All were in favor.
2. The applicant requests a waiver from the requirements of proposed curbing since there is no development in this plan.
 - Mr. Young made the motion to recommend deferral rather than a waiver.
 - Mr. Messick seconded the motion.
 - All were in favor.
3. The applicant requests a waiver from the requirements of proposed sidewalk since there is no development in this plan.

- Mr. Young made the motion to recommend deferral rather than a waiver.
- Mr. Formica seconded the motion.
- All were in favor.

Mr. Knopp asked if there was a motion on the Plan.

- Mr. Messick made a motion to recommend approval of this plan contingent upon the addressed comments from the Township Staff and Engineer.
- Mr. Formica seconded the motion.
- All were in favor.
- Plan was approved for recommendation to the Board of Commissioners.

b. Union Knoll, Final LDP – Planning Commission File PC#2023-08. The Final Land Development Plan proposes to improve a 22.775-acre tract of land with 111 townhouse units, a leasing office, a community pool, private streets, access drives, and parking lots. Also, said Plan proposes to construct improvements along Oberlin Road (S.R. 0441), associated utilities, and associated stormwater management/PCSM facilities.

Matt Fisher, of R.J. Fisher & Associates, said that since they were here last time, they have cleaned up a handful of comments they received. The last revision that went out this afternoon, they are fine with adding that to the plan. He then asked the Planning Commission for any questions on the Plan.

Mr. Diamond asked if had received any feedback on that yet.

Mr. Fisher said no, he hasn't received any feedback yet.

Mr. Knopp asked if there were any questions from the Planning Commission. There were none at this time.

Mr. Knopp asked if there were any questions/comments from the Twp. Staff.

Mr. Fure said the only thing he had was regarding the Sanitary Agreement. Basically, we agreed that they can start work when the Capital Campus sewer project goes out for bid; that way we are confident that the sanitary work is going to proceed.

Mr. Diamond added that, consistent with that, we would want a condition saying to include a plan note that it was already approved by the Solicitor and that we also finalize the Developer's Agreement as approved by the Solicitor.

Mr. Messick asked if they would be able to start any work at all.

Mr. Diamond answered that the Plan Note would have the memo acknowledging that they are well aware that we do not have the physical availability of EDUs right now. One of the concepts is that until the physical capacity is actually available, there will be no building permits issued. And then for all of the other work, the HOP work can start at any time; but any other kind of improvement can only start if that specific improvement was approved by the Board of Commissioners. Or another concept is that they can either start at the earlier of January 1, 2026, or the date that the Sewer Upgrade Project is advertised for bids. They understand that everything they are doing, until it's physically connectible, is at risk.

Mr. Knopp asked HRG for any comments.

Mr. Fabian stated that they had some minor clarifications on the plan just to avoid any confusion.

Mr. Knopp asked if DCPC had any questions/comments.

Ms. Korber had none at this time.

Mr. Knopp asked for any questions/comments from the Public.

William Vajda, resident of Greenfield Drive, asked if they knew what the timeline of construction would be for this project. He asked because he was wondering if it would be in construction at the same time the school project would be starting. He also asked how many units there would be.

He was told we do not have a concrete starting time at the moment. There will be 111 townhouse units.

Kimberly Vajda asked if the Traffic Study had been done.

Mr. Fabian said that it will go through the approval process with PennDOT before any traffic improvements start.

Mrs. Vajda asked if we would need the roads figured out before construction started.

Mr. Fabian replied that they will not be able to start construction until the permits are secured. This includes the HOP (Highway Occupancy Permit) as well as any other permits.

With no other comments from the Public, Mr. Knopp asked for the waiver to be addressed.

1. The applicant is requesting a waiver to the stormwater easements around the roof drains onsite. They are requesting that they cover these easements with a note on the plan instead of showing them on the plan set themselves since final location will be designed as part of the building construction.
 - Mr. Young made the motion to recommend approval of the waiver at the recommendation of our Engineer and the fact that the BOC had already approved this in the April 2023 meeting.
 - Mr. Messick seconded the motion.
 - All were in favor.

Mr. Knopp asked what the Planning Commission would like to do with this Plan.

- Mr. Young made a motion to approve the Plan subject to addressing any and all outstanding comments and conditioned upon including the plan note (which has already been agreed to) to be attached to the Plan regarding the lack of available sanitary sewer capacity, and also conditioned upon a Developer's Agreement for this subdivision and land development which is acceptable to the Township.
- Mr. Formica seconded the motion.
- All were in favor.
- Plan was approved for recommendation to the BOC.

c. MASD New K-3 Elementary – Planning Commission File PC#2023-01. The Preliminary/Final Land Development & Lot Consolidation Plan proposes to consolidate three (3) existing parcels into one (1) new parcel, measuring 125.99 acres. Also, said Plan proposes to construct a new K-3 Elementary School, District Administration Office, Operations Building, parking and access drives, associated utilities, and associated stormwater management/PCSM facilities.

Marc Kurowski, K&W Engineers, stated that they were here tonight to provide more information about the Greenfield Road connection.

Mr. Knopp interjected that before we talk about that, since the Planning Commission hadn't received the plans to review, that portion of the presentation will be done under "Public Comment" like last month's. We will listen, but we will not comment.

Mr. Kurowski understood and said that was perfectly fine. He said they were here purely to provide information for discussion. The plans that were submitted today are for discussion at next month's meeting.

Mr. Kurowski went on to say that with the Plan, all the technical comments are addressed, we are down to a few administrative items and some outside agency things such as sewer. But they are not looking for any action tonight on the newly proposed access drive, he just wanted to share information and have some discussion.

Mr. Diamond said that we will need another time extension because this one runs out the end of March.

Mr. Snyder added that as of now, the deadline to act upon the Plan is March 21, 2024. So, we will need a request for a time extension.

Mr. Kurowski said they will provide the request for a time extension.

Mr. Snyder said the other two items he wanted to bring to their attention were the Plan Note that we just conditioned Union Knoll on, and a similar Developer's Agreement to be agreed upon.

Bill Meiser handed a time extension request to Mr. Snyder at this time.

Mr. Knopp advised that we would take comments from the residents on the new road extension after it was presented by K&W under Public Comment.

Mr. Knopp then asked the Planning Commission what they would like to do about the presented plan at this time.

- Mr. Messick made the motion to table the plan.
- Mr. Formica seconded the motion.
- All were in favor
- Plan was tabled.

NEW BUSINESS:

a. CVBP Lot 3 & Lot 4 – Planning Commission File POC#2024-01. The 15.59-acre project site lies within the Industrial Park Limited (IP-L) District. The Revised Final Subdivision & Land Development Plan proposes to construct a 64,400-sf warehouse on Lot 3, a 54,880-sf warehouse on Lot 4, and revised grading/stormwater management facilities/utilities, and site improvements.

Mr. Knopp stated that this item has been tabled at the developer’s request.

OTHER BUSINESS:

March 21st Meeting - The next Planning Commission Meeting will be scheduled for Thursday, March 21, 2024, at 7:00 P.M.

PUBLIC COMMENT:

MASD K-3 Elementary School

Marc Kurowski came back to the floor to discuss the concept plan of the new access drive using the overhead projector to explain it better. This is what was included in today’s submission to the Township Staff. This concept plan is relative to how Greenfield Drive will be reconstructed and provision of a new driveway into the campus from Route 441.

[Discussion using the overhead projector ensued.]

He went on to explain that where Greenfield Drive comes down through the residential area towards the campus, they are looking to create a new entrance off of Route 441. That entrance is predicated on sight distance analysis that their traffic engineers have performed to confirm what they believe is the most appropriate location for the best sight distance and meet PennDOT’s requirements. The purpose of this road is

(1) to serve the School District property, (2) it also provides a connection to Greenfield Drive. The intent is not to have the School District traffic go through Greenfield Drive, there will be something along the lines of concrete porkchops that would prohibit any turns onto Greenfield Drive. The traffic that is coming in to the campus from 441 can also get back out through this drive. They will not be easily able to turn left onto Greenfield Drive. So, the purpose of the concrete porkchops is to keep the traffic flowing the way they want it. This is the concept plan, the geometry of this is subject to some discussion. The stormwater basin that is already there is designed to handle any runoff that may be created from the new access road. The impervious coverage for this new road will have some culvert work done [pointed out on the overhead projection]. They are investigating whether there may be some wetland impacts and they will handle that if needed.

[More discussion using the overhead projector.]

Mr. Knopp asked if there were any questions/comments from the Public.

There were none at this time.

Mr. Kurowski continued. Their traffic engineer's initial evaluation indicates there will need to be a left-turn lane into the school property as well as a right-turn deceleration lane into the property. So, some widening around that curve will be needed. There are some sight-distance challenges which may requires some sight-distance easements. Once the traffic study and HOP permits are done, construction may start on this portion.

Mr. Knopp asked if there were any questions/comments from the Public.

Patty White, a Greenfield Drive resident, asked for clarification.

Mr. Kurowski guided Mrs. White through the new access drive placement using the overhead projection of the concept plan.

Mrs. Vajda asked for more clarification. She asked how this is going to impact Greenfield Drive. Will there be no access to Greenfield from this new access drive?

Mr. Kurowski said that Greenfield will still come down through to the new access drive, so there will actually be two points of vehicular access, the existing one and a new

one. But what they are doing is trying to keep that traffic separated so that Greenfield traffic is doing its thing and school traffic will be doing its own thing down the hill further. He said the way they have it designed will kind of force traffic to go in the areas they are intended to go.

Mrs. Vajda then asked if traffic could still turn up Greenfield Drive.

Mr. Meiser said yes but not from the campus, only from 441. Mr. Meiser pointed out on the concept plan how Greenfield Drive comes off of 441 and then can come down through and connect with the School Campus drive. What they are proposing is to separate that by adding in a concrete piece [porkchop] to deter school traffic from turning onto Greenfield Drive.

Mrs. Vajda said this has been many years of concern, but she feels this concept plan is great. She also stated that they are super proud of how the School District is growing and being built on an all-in-one campus. She feels this new access drive concept will alleviate a lot of concerns.

Mr. Knopp asked for any other questions/comments from the Public.

There were none at this time.

[Sanitary Sewer discussion followed between Mr. Kurowski and Mr. Diamond.]

GOOD & WELFARE

ADJOURN:

A motion was made by Mr. Messick and seconded by Mr. Formica to adjourn the meeting. All were in favor.

Meeting adjourned at 7:40 P.M.

Respectfully Submitted,

Donald A. Fure, Director of Codes/Planning & Zoning