

AGENDA

LOWER SWATARA TOWNSHIP PLANNING COMMISSION

**REGULAR MEETING
May 27, 2010, 7:00 P.M.**

1. Call to order.
2. Roll call.
3. Reorganization.
4. Pledge of Allegiance.
5. Approval of Minutes of February 25, 2010 Meeting.
6. Review the Final Subdivision Plan of Old Reliance Farms, Section 18-B (9 lots) prepared by Dauphin Engineering, Inc. and submitted by Old Reliance Partnership.
7. Review the Final Land Development Plan of Highspire Terminal Corporation prepared by Rettew Associates, Inc. and submitted by Petroleum Products Corporation.
8. Other pertinent business.
9. Adjourn.

MINUTES

**LOWER SWATARA TOWNSHIP
PLANNING COMMISSION**

**REGULAR MEETING
MAY 27, 2010, 7:00 P.M.**

Meeting was called to order by Chauncey Knopp at 7:30 P.M. with the following present:

Chauncey D. Knopp, Chairman
Eric A. Breon, Vice Chairman
Paul Wagner
Kimber Latsha
Christopher DeHart
Diane Myers-Krug, Dauphin County Planning Commission
Brenda Wick, Engineer
Darlene E. Stoudt, Recording Secretary
Ronald J. Paul, Secretary

Others in Attendance:

Ron Burkholder (Old Reliance Farms, Section 18-B)
Mike Williams, (Old Reliance Farms, Section 18-B)
Eric Brinser, Rettew Associates (Highspire Terminal Corp.)
Steve Carten, Highspire Terminal Corp.

The meeting opened with the Pledge of Allegiance.

REORGANIZATION

Eric Breon made a nomination for Chauncey Knopp to remain as Chairman of the Planning Commission.

A motion was made by Wagner and seconded by Breon to approve the nomination. Motion unanimously approved. Mr. Knopp will remain as Chairman.

Kimber Latsha nominated Eric Breon to remain as Vice Chairman of the Planning Commission.

A motion was made by Wagner and seconded by Latsha to approve the nomination. Motion unanimously approved. Mr. Breon will remain as Vice Chairman.

Ronald Paul was reappointed as Secretary of the Planning Commission.

MINUTES

Motion was made by Latsha and seconded by DeHart to approve the Minutes of the February 25, 2010 meeting.

Motion unanimously approved.

OLD RELIANCE FARMS, SECTION 18-B, (9 LOTS) SUBDIVISION PLAN

The Planning Commission reviewed the reviewed the Final Subdivision Plan of Old Reliance Farms, Section 18-B (9 lots) prepared by Dauphin Engineering, Inc. and submitted by Old Reliance Partnership.

Mr. Paul informed Mr. Burkholder that he felt that the water company, and perhaps some of the other utilities, would not design the water line, unless the plan was approved. Therefore, with regards to improvement guarantees, they should be posted with the Township via an escrow account, and the Township can release them as needed upon inspection.

The Planning Commission made the following comments:

1. Improvement guarantee quantities must be submitted for verification by the Township.
2. Sewer lines will need to stay out of the wetlands area
3. Tax parcel numbers will need to be placed on the final plan for approval.
4. DEP will need to have any and all undated information on the water and sewer plans. The area is congested with many pipes, but DEP should be able to read the plans as the stream needs to be permitted, as well as the water and sewer.
5. There is an easement that needs to be recorded.
6. Any other comments from the Township Engineer or Municipal Authority must be incorporated into the Plan.
7. Any comments from Dauphin County Planning Commission must be incorporated into the Plan.
8. Any comments from the Lower Swatara Volunteer Fire Department Development Committee must be incorporated into the Plan.
9. There are several waivers that will need to be addressed.

Mr. Wagner questioned the impact of heavy rain flowing down Strites Road on the intersection at Longview Drive.

A motion was made by DeHart and seconded by Latsha to recommend granting a request for a waiver of sidewalks along Longview Drive.

Motion unanimously approved.

A motion was made by DeHart and seconded by Wagner to recommend granting a request for relief from the requirement to use the Township Sight Distance Diagram Chart, Exhibit VI and to instead use more current PennDOT sight distance criteria.

Motion unanimously approved.

A motion was made by Latsha and seconded by Wagner to recommend granting the request to waive the requirement to restrict the 25 year post development peak runoff rate to the 2-year pre development runoff rate.

Motion unanimously approved.

A motion was made by Latsha and seconded by Wagner to recommend approval of the Final Subdivision Plan of Old Reliance Farms, Section 18-B with the previously mentioned stipulations.

Motion unanimously approved.

HIGHSPIRE TERMINAL CORPORATION FINAL LAND DEVELOPMENT PLAN

The Planning Commission reviewed the Final Land Development Plan of Highspire Terminal Corporation prepared by Rettew Associates, Inc. and submitted by Petroleum Products Corporation.

Eric Brinser from Rettew Associates first pointed out that the name change is due to Petroleum Products creating separate corporations for each of their terminals. This plan is submitted for the addition of a small expansion of approximately 2,386 s.f. to an existing office building located on the west side of Eisenhower Boulevard. Along with the expansion there will be some extensive landscaping, restriping the lot designating the required 45 spaces and providing the Township and the engineer with a copy of the Highway Occupancy Permit. A pre-application meeting with PennDOT determined there were no additional improvements necessary along Eisenhower Boulevard.

Mr. Brinser indicated that they are requesting three waivers on this plan. The waivers were requested in writing, but since then the Township Engineer has informed them that some rewording should be done on the requests. Therefore, a verbal request is being made for the first and second waivers, with a formal submission to come later.

The Planning Commission made the following comments:

1. Indicate Sheets 4 and 5 are to be recorded.
2. Add dimensions where possible on recording sheets.
3. Delineate grassy area on the landscape plan.
4. Parcel number of affected plot must be included on the plan.
5. Any comments from the Township Engineer must be incorporated into the plan.
6. Any comments from Dauphin County Planning Commission must be incorporated into the plan.

A motion was made by Latsha and seconded by Breon to recommend granting a request for a waiver to eliminate the submission of a preliminary plan as required by Section 403 of the Subdivision and Land Development Ordinance.

Motion unanimously approved.

A motion was made by Latsha and seconded by DeHart to recommend granting a request for a waiver to provide contours with a 5 foot interval on the entire site as required by Section 403.1.A.2e of the Subdivision and Land Development Ordinance.

Motion unanimously approved.

A motion was made by Wagner and seconded by DeHart to recommend granting a request for a waiver to provide calculations based on good meadow conditions as required by Section 111.H.3.a of the Storm Water Management Ordinance and use the existing conditions as impervious coverage has been reduced.

Motion unanimously approved.

A motion was made by DeHart and seconded by Latsha to recommend approval of Final Land Development Plan of Highspire Terminals Corporation with the previously mentioned stipulations.

Motion unanimously approved.

ADJOURN

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

Motion unanimously approved.

Meeting adjourned at 7:43 P.M.

Respectfully Submitted:

Ronald J. Paul, Secretary