

## MINUTES

### **LOWER SWATARA TOWNSHIP PLANNING COMMISSION**

**REGULAR MEETING  
JANUARY 27, 2011**

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  
Brenda Wick, Engineer  
Darlene E. Stoudt, Recording Secretary  
Ronald Paul, Secretary

Absent:

Diane Myers-Krug, Dauphin County Planning Commission

Others in Attendance:

Randy Hoover, Kreider Farms  
William Botterbusch, Dog Kennels  
Emily Botterbusch, Dog Kennels  
Mike Williams  
Matt Genesio, Campus Heights Apts.  
Tim Sipe, Campus Heights Apts.  
Ed Davis, Campus Heights Apts.  
Teresa Neubaum

The meeting opened with the Pledge of Allegiance.

### **REORGANIZATION**

A motion was made by Breon and seconded by Wagner to retain Chauncey Knopp as Chairman of the Planning Commission for 2011.

Motion unanimously approved.

A motion was made by DeHart and seconded by Latsha to retain Eric Breon as Vice Chairman of the Planning Commission for 2011.

Motion unanimously approved.

Mr. Paul continued in his appointed position as Secretary of the Planning Commission.

## **MINUTES**

No action was taken to approve the Minutes of the October 27, 2010 Minutes. Action will be on February's agenda.

## **KGH PROPERTIES SPECIAL EXCEPTION**

The Planning Commission discussed the request of KGH Properties for a recommendation from the Planning Commission on their request for a Special Exception use before the Zoning Hearing Board. The hearing is scheduled to be heard on Monday, January 31, 2011.

Mr. Paul explained that KGH Properties is looking for an endorsement of their proposed project, Campus Heights Apartments, from the Planning Commission prior to the Special Exception hearing to allow the apartments as a Special Exception in the Commercial-Neighborhood (C-N) District.

Following some lengthy discussion regarding the access along the property, new stormwater management regulations, and the reasoning for the endorsement, it was concluded that since the Sketch and Preliminary Plans appear to work, the Planning Commission could make a recommendation.

A motion was made by Mr. Latsha and seconded by Mr. Breon for the Lower Swatara Planning Commission to adopt a proclamation to endorse the proposal of KGH Properties for the development of Campus Heights Apartments. The project will be supported so long as it remains within the constraints of Ordinance #525, which defines Student Housing and outlines the criteria required for Student Housing to be permitted in the Commercial-Neighborhood (C-N) District.

Motion unanimously approved.

## **WILLIAM O. & EMILY BOTTERBUSCH LAND DEVELOPMENT PLAN**

The Planning Commission reviewed the Land Development Plan for William O. and Emily R. Botterbusch for a proposed dog kennel use at 800 Oberlin Road, prepared by Act One Consultants, Inc., and submitted by William and Emily Botterbusch.

Mr. Paul explained to the Planning Commission that the Botterbuschs' own a 5-acre tract with a single family dwelling and on-lot septic system within the Residential-Agriculture (R-A) District. They desire to build a dog kennel on the property.

Mrs. Botterbusch explained that her property is located near Route 283 at the end of Oberlin Road. The kennels would be directed towards the highway so as to minimize any impact on the neighbors. She anticipates 18 kennels, 6 to 8 feet wide with outside, covered 10-foot runs. She will be following all Department of Agriculture's guidelines, and the kennels

will have air conditioning and heat. One bathroom located within the office area is planned for the second phase of the project, which would be for the owner only, so no increased flow to the septic system is expected. This review is for Phase I and Phase II.

The Planning Commission made the following comments:

1. The entrance from the street should be paved. Handicap parking should also be paved.
2. Concurrence from Dauphin County Conservation District must be submitted.
3. All comments from Herbert, Rowland & Grubic, Township Engineer, should be incorporated into the plan.
4. All comments from Dauphin County Planning Commission must be incorporated into the plan.
5. This plan must comply with the newly enacted Stormwater Management Ord. #524 adopted December 15, 2010. Appropriate Stormwater Management Plan review fees for this ordinance must also be paid. (Resolution 2010-R-15, enacted December 15, 2010)
6. Sheets FP -1, -2, and -3 should be recorded and indicated as such.
7. Any reference to the waiver request for recreation and open space is not necessary. It can be deleted.
8. Written concurrence from utility company (PETRO) is necessary for proposed utility crossings.
9. What will be the increased sewage flows from the proposed dog kennel?
10. The sanitary sewer from the kennel is proposed to tie into the existing septic system. Please contact Lower Swatara Township SEO, Robert W. Whitmore (717-332-1525). A planning module or waiver may be required.
11. What is the size of the proposed kennel? Building size of the kennel is required. Please provide building drawings.
12. Where will the dogs be dropped off? Is the kennel open to the public? If so, a minimum of 3' wide paved walking path (accessible route) will be required to the kennel building.
13. Handicap accessible and other parking spaces must be paved, along with the driveway entrance along Oberlin Rd.
14. The new contour lines for the proposed kennel should be shown on the plan.
15. At what point in time are gravel driveways proposed to be paved?
16. Is the kennel open to the public? If so, a minimum of 3' wide paved walking path (accessible route) will be required to the kennel building.

17. Discuss the limits of the 15' Storm Easement.

A motion was made by Breon and seconded by Latsha to table the Land Development Plan of William and Emily Botterbusch.

Motion unanimously approved.

**KREIDER FARMS POULTRY EXPANSION  
PRELIMINARY/FINAL LAND DEVELOPMENT**

The Planning Commission reviewed the Preliminary/Final Land Development Plan for the Poultry Expansion at 301 Longview Drive prepared by TeamAg, Inc. and submitted by Noah Kreider and Sons, LLP.

Randy Hoover, from TeamAg, explained that the Kreiders would like to expand their processing facility, along with the cooler and area and dry storage area at Kreider Farms. The expansion will consist of five barns which will be longer, wider and taller than what are existing. These will be cleaner, newer barns. The existing processing area will remain, and everything else will be new or added. In addition, a new stormwater facility is proposed.

Mr. Breon raised the question of fly control and lighting. The new barns should be more efficient in controlling flies due to the way the manure is stored. It was pointed out that Kreiders would be very open to having anyone visiting their other facilities that have the new type barns that are proposed.

1. All comments from Herbert, Rowland & Grubic, Township Engineer, should be incorporated into the plan.
2. All comments from the Lower Swatara Volunteer Fire Department Development Committee must be incorporated into the plan.
3. All comments from Dauphin County Planning Commission must be incorporated into the plan.
4. This plan must comply with the newly enacted Stormwater Management Ord. #524 adopted December 15, 2010. Appropriate Stormwater Management Plan review fees for this ordinance must also be paid. (Resolution 2010-R-15, enacted December 15, 2010).
5. Sheets 1, 3 and 5 should be recorded and indicated as such.
6. On the Recorder of Deeds block, Instrument No. should be provided, not Plan Book, Volume and Page.
7. On the Stormwater Management Plan Certification Block indicate Ordinance #524, adopted December 15, 2010.

8. Review fees for Stormwater Management Plan review fee is \$1,420.00. (Resolution 2010-R-15, enacted December 15, 2010).
9. Properly label the 50' front yard setback.
10. Show the location of the septic tank and appropriate sewer lines.
11. Explain the configuration of the Processing Building.

The Planning Commission members who are interested will be touring the Manheim facility during the month of February. Arrangements will be made.

A motion was made by DeHart and seconded by Wagner to table the Land Development Plan for Kreider Farms Poultry Expansion.

Motion unanimously approved.

**REVISED SUBDIVISION AND LAND DEVELOPMENT ORD.  
STORMWATER MANAGEMENT REVISIONS**

Mr. Paul and Brenda Wick explained and discussed the stormwater management revisions that are basically a housecleaning item for the Subdivision and Land Development Ordinance. These regulation changes are being enforced by the Federal and State Governments. If a municipality does not comply the State will hold funding. The changes will mimic what is required by the State. Therefore, the changes have been made and will be implemented.

A motion was made by Wagner and seconded by Breon to recommend approval of the revisions to the Stormwater Management Ordinance, and to implement these revisions as part of the Subdivision and Land Development Ordinance.

Motion unanimously approved.

**ADJOURN**

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

Motion unanimously approved.

Meeting adjourned at 8:28 P.M.

Respectfully Submitted:

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Ronald J. Paul, Secretary

