

MINUTES

LOWER SWATARA TOWNSHIP
PLANNING COMMISSION

REGULAR MEETING
JULY 28, 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
Christopher DeHart
Charles Smith, HGR Engineer
Diane Myers-Krug, Dauphin County Planning Commission
Darlene Stoudt, Recording Secretary
Ronald Paul, Secretary

Excused:

Kimber Latsha

Others in Attendance:

Bobbi VanBuskirk, Lawrence Street Partners
Matt Tunnell, GreenWorks Development
Timothy Przybylowski, Century Engineering (Lawrence Street Partners)
Tim Sipe, KGH Properties
Matt Genesio, KGH Properties
Ron and Ruth Helwig, Residents
Peggy Guinnovan, Resident
Frank Linn, Twp. Commissioner
Thomas Mehaffie, Twp. Commissioner

MINUTES

A motion was made by DeHart and seconded by Wagner to approve the Minutes of the June 23, 2011 Planning Commission Meeting.

Motion unanimously approved.

LAWRENCE STREET STUDENT HOUSING FINAL LOT CONSOLIDATION PLAN

LAWRENCE STREET STUDENT HOUSING FINAL LOT DEVELOPMENT PLAN

The Planning Commission reviewed the Final Lot Consolidation Plan and the Final Lot Development Plan for Lawrence Street Student Housing prepared by Century Engineering, and submitted by Lawrence Street Partners, LP.

Mr. Paul explained that this plan consists of a consolidation all the lots, alleyways, etc. required for land development plan for the student housing project.

Tim Przybylowski from Century Engineering explained that the Lot Consolidation Plan takes nineteen separate pieces of property that were in nine ownerships and consolidates them into one lot owned by Lawrence Street Partners. This plan also identifies the dedicated right-of-way that will become the re-located Lawrence Street. It also describes the metes and bounds for a portion of the existing Lawrence Street which will become abandoned. It is set up as a separate actionable plan by the Board, however, the plan for the Lot Consolidation will be reviewed simultaneously.

Mr. Przybylowski went on to state that the Lot Development Plan subsequently being reviewed this evening is in conjunction with this lot consolidation and represents development along the eastern side of re-located Lawrence Street. The lot consolidation will result in approximately 5-1/2 acres, which will support 66 dwelling units, with 264 beds. Three buildings will have 22 units and will consist of three stories and has received aviation clearance with regard to the structures.

A question arose regarding an area that will be used as a gathering area for students along with a central mailbox area. Mr. Paul stated his question actually had to do with the alignment of the sidewalk. It was stated that the sidewalk is next to the curb. The pedestrian linkage between the new relocated Lawrence Street will be established with the Penn State property. Mr. Przybylowski stated that there are three Highway Occupancy Permits that will be required. The first one would have to do with tying into discharge pipes from proposed underground stormwater management facilities and tying into existing inlets on either side of Lawrence Street. In doing so, those pipes will be passing into the public right-of-way. Since the pipe connecting the two inlets is parallel to the road, the State believes that that pipe is Lower Swatara Township's, and therefore, the HOP application must be submitted in the Township's name to be able to execute the pipe connection. A note will be added to the plan indicating that Lawrence Street Partners will be responsible for the maintenance of the pipe connection. In addition, a line will be added to the stormwater management agreement that also reaffirms that agreement. The second HOP was for the pavement reclamation work of the existing Lawrence Street that resides in the public right-of-way. This application was also submitted in the Township's name. The third HOP has to do with the Reid driveway which is opposite Ann Street. This is a private driveway and there will be pavement reclamation there as well. This application is in the name

of Lawrence Street Partners. In conjunction with the project, the signal at Ann Street will become part of a traffic study that is being conducted.

Work on this project will be occurring in two stages. Existing Lawrence Street circulation patterns will remain with construction occurring on the east and west of the road. The existing road will remain until such time as there is an agreement between the Township and Lawrence Street Partners that says redevelopment may commence or the relocated Lawrence Street is opened up to traffic. The second stage of development is planned after either of those two events occurred. Charles Smith, Township Engineer interjected that a note on the plan should be expanded to say that redevelopment of Lawrence Street cannot take place until final approval of the Land Development Plan to avoid circumventing the land development process.

Chris DeHart questioned the inside chutes within the building leading to dumpsters rather than have the students dispose of trash by walking it out. He stated that this could be a fire hazard and will discuss with the fire marshal to have sprinklers in those areas. Dumpsters should most likely be situated away from the building. There were additional questions and answers regarding collection and distribution of stormwater from the area and the buildings. The Planning Commission also asked about the height of the structures.

The Planning Commission made the following comments pertinent to the Lot Consolidation Plan:

1. The entrance south of Lawrence Street leading into the complex needs to have a dimension added. It should be 24'.
2. Any comments from Township Engineer, Herbert, Rowland and Grubic, must be incorporated into the Plan.
3. Dauphin County Planning Commission comments must be incorporated into the Plan.
4. Review fees to the Township and Dauphin County Planning Commission are due.
5. Utility users' list must be shown on the plan.
6. Confirm Note #13 on the plan.

A motion was made by DeHart and seconded by Breon to recommend approval of the Lot Consolidation Plan for Lawrence Street Student Housing with the previously mentioned stipulations.

Motion unanimously approved.

The Planning Commission went on to discuss the second part of the project, the Lot Development Plan.

Charles Smith addressed the Land Development Plan for the project stating the perhaps the biggest issue with the project will be access to Route 230. In order for this to be a viable plan Lawrence Street will have to be at a certain level of completion because all the accesses to the project depend on it. He stated that there is a slight risk in that the Township could have an approved plan and then Lawrence Street not get built. The Township should require some level of comfort in ascertaining that the street will be built prior to approval of this plan. Mr. Paul was in agreement with this comment and stated that completion of the design and financial guarantees needs to happen at a minimum. The Engineer felt that as long as Lawrence Street is bonded and right-of-way is dedicated for it, it is a fairly safe bet that to approve the plan. Further discussion, the Planning Commission felt that it was a leap of faith that the roadway would be built with no interference from Penn DOT; however, Mr. Paul stated that Penn DOT does permit developers to move ahead with projects with the right note, without issuing the HOP. They will not detain the plan approval process as long as a note is on the plan stating that an HOP is required prior to occupancy of the buildings. That note is on these plans.

The Planning Commission made the following comments pertinent to the Lot Development Plan:

1. Lower Swatara Volunteer Fire Department Development Committee comments must be incorporated into the Plan.
2. Any comments from Lower Swatara Municipal Authority must be incorporated into the Plan.
3. Any comments from Township Engineer, Herbert, Rowland and Grubic, must be incorporated into the Plan.
4. Concurrence from Dauphin County Conservation District for E & S Plan is required.
5. Review and concurrence is required for Stormwater Management Plan.
6. Outstanding Land Development and Stormwater Management fees are required to be submitted.
7. Label signature blocks “PENNSYLVANIA STATE UNIVERSITY” and “LAWRENCE STREET PARTNERS, L.P.”
8. An Operations and Maintenance Agreement will need to be signed.
9. A note should be added to the plan indicating the fees in lieu of land dedication for recreation.
10. Improvement guarantees must be posted with the Township prior to plan approval.

A motion was made by Wagner and seconded by DeHart to recommend approval of the Lot Development Plan for Lawrence Street Student Housing with the previously mentioned stipulations.

Motion unanimously approved.

LAWRENCE STREET RELOCATION CONSTRUCTION PLANS

The Planning Commission reviewed the Construction Plans of the Lawrence Street Relocation prepared by Forino Company and submitted by Kutztown Group Holdings and Lawrence Street Partners.

Mr. Paul explained that most of the comments have been reviewed with the developer, however, there are some items that need to be mentioned. Mr. Paul stated that there are a few items relating to the sewer and the fire department connection for the KGH property is coming off the main on this particular road. Mr. Paul also stated that the paving in existing Lawrence Street from the new Lawrence will need to be tweaked. He mentioned that High Street into Gina Lane will need to have something done at the end of High Street. The U-turn scenario has been eliminated by connecting Gina Lane into the bend, and subsequently removing the macadam in the right-of-way out by Lawrence Street at west end of High Street Mr. Paul questioned whether there is a need for the fire department to ever need that area.

The Planning Commission made the following comments:

1. Any comments from Township Engineer, Herbert, Rowland and Grubic, must be incorporated into the Plan.
2. E & S approval is required.
3. Concurrence from Middletown Water Company for relocating the waterline must be submitted. They will likely want to review the design of the line and will require posting of financial guarantees. It will not be in the improvement guarantees for Lower Swatara Township.
4. A minor connection from High Street to Lawrence Street will need concurrence from the residents.

5. The Township will install a Do Not Enter sign at the entrance to High Street off existing Lawrence Street to prevent traffic from making U-turns.
6. Right-of-way from the Land Development of KGH and the Lot Consolidation Plan from Lawrence Street Partners must be dedicated for re-located Lawrence Street.
7. Stormwater for the new road is being managed by Lawrence Street Partners. A bond may be required to ensure that storm basins will be constructed on their property if for some reason the development does not get constructed. An easement may be required.
8. A waiver request shown on the plan has been withdrawn, and therefore the note must be removed.

A motion was made by DeHart and seconded by Wagner to approve the Construction Plans of the Lawrence Street Relocation with the previously mentioned stipulations.

Motion unanimously approved.

ADJOURN

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

Motion unanimously approved.

Meeting adjourned at 8:08 PM.

Respectfully submitted:

Ronald J. Paul, Secretary