

MINUTES

**LOWER SWATARA TOWNSHIP
PLANNING COMMISSION**

**REGULAR MEETING
APRIL 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
Kimber Latsha
Christopher DeHart
Brenda Wick, Engineer
Diane Myers-Krug, Dauphin County Planning Commission
Darlene E. Stoudt, Recording Secretary
Ronald Paul, Secretary

Others in Attendance:

Matt Genesio, Campus Heights Village, KGH Properties
Tim Sipe, Campus Heights Village, KGH Properties
Ed Davis, Campus Heights Village, Forino Co.
Bryan Gaughan, Campus Heights Village, Forino Co.
Bobbie VanBuskirk, GreenWorks Development
Matt Tunnell, GreenWorks Development
Ed Dankanich, PSU- Hbg.
Dave Mease, PSU
Ron and Ruth Helwig, Residents
Peggy Ginnovan, Resident
Thomas Mehaffie, Township Commissioner

The meeting opened with the Pledge of Allegiance.

MINUTES

Motion was made by Dehart and seconded by Latsha to approve the Minutes of the March 24, 2011 meeting.

Motion unanimously approved.

CAMPUS HEIGHTS VILLAGE
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

The Planning Commission reviewed the Preliminary/Final Land Development Plan for Campus Heights Village, located north of S.R. 230 between Lawrence and Wood Streets, prepared by Forino Company, L.P. and submitted by KGH Properties, L.P.

Ed Davis of the Forino Company introduced all parties present with interest in this Plan. Mr. Davis stated that he was in receipt of the Engineer's comments and did not feel the need to address each comment, but there were several items that he did wish to review. This plan has three separate building with 166 total units and 264 beds. He pointed out that the access to the property will temporarily be by Wood Street until the proposed relocation of Lawrence Street occurs. When that occurs Wood Street will become an emergency Access only driveway.

Mr. Davis discussed the comment which referred to combining the existing lots by a Subdivision Plan to be recorded prior to the current Land Development Plan. He stated that he preferred to submit the Subdivision and Land Development as one plan. If needed, he could change the Title of the plan. Mr. Paul suggested showing the acreage on one sheet, or the plans could still be done separately and submitted together. Mr. Davis preferred to submit them as one overall plan.

Mr. Davis also discussed the coordination between KGH Properties and Green Works Development on the Lawrence Street relocation. There is a draft of an agreement between the two parties that is currently under review. The differences are in the costs which cannot be compared at this point.

When asked about what timeframe the Wood Street entrance would be utilized as the access to this development, Mr. Davis stated that it could be as much as two years, partly because of uncertain conditions with the property on the south side of Route 230 and partly because of the uncertainty of getting through the process with PennDOT. In the meantime there will be improvements made along Wood Street until agreements are reached with all parties in question. The improvements are outlined on a separate submission and include widening Wood Street, adding a shoulder and improving the drainage. Because of the widening there will be a retaining wall added that will be approximately 5' in height at the highest point.

Mr. DeHart questioned what will become of Wood Street if Lawrence Street does not work out. Mr. Davis stated that Wood Street would eventually become an emergency vehicle only access. Mr. Davis went on to show a plan that has an access that is partially on Green Works property and partially on KGH property. If Lawrence Street would not happen, he indicated that this access could be accommodated entirely on KGH's property. However, that is not what has been submitted at this time. The current plan is showing what is anticipated to occur, a shared entrance between the two parties.

Mr. Paul questioned the developers as to why the Lawrence Street access would perhaps not be constructed. It was stated that it would be no fault of KGH's; however, it could be because of financial concerns or logistical problems within Green Works. This is not expected to

happen. Mr. Paul asked whether there would be an agreement for Lawrence Street prior to the approval of this project and improvement guarantees posted with the Township. Mr. Genesisio stated that it would in the best interest for both parties to have the agreement in place, however, unforeseen issues could prevent the other developers from moving forward, and therefore, KGH wished to show what could happen in that case, as Lawrence Street may not need to be relocated at all.

The Planning Commission discussed their opinion on the plan if Lawrence Street relocation was not going to occur. Mr. Paul stated that he could not recommend approval of a plan with only one access to the Planning Commission. Additionally, Mr. Paul stated that the Township's desire is to continue with the current plan of relocating Lawrence Street with an agreement between KGH and Green Works and improvement guarantees in place.

In the unlikely event that Lawrence Street is not relocated and if the Township would like to see pedestrian access to the campus, there are several options that could be pursued, based on which one(s) the Township would prefer.

The Planning Commission made the following comments:

1. Any comments from Township Engineer, Herbert, Rowland and Grubic, must be incorporated into the Plan.
2. Any comments from Lower Swatara Municipal Authority must be incorporated into the Plan.
3. Lower Swatara Volunteer Fire Department Development Committee comments must be incorporated into the Plan.
4. Dauphin County Planning Commission comments must be incorporated into the Plan.
5. Concurrence from Middletown Borough sewer and water concurrence is required.
6. DEP Planning Module concurrence is required. (DEP concurrence – 4/20/11)
7. Concurrence from Dauphin County Conservation District for E & S Plan is required.
8. Review and concurrence is required for Stormwater Management Plan.
9. Concurrence for the Highway Occupancy Permit from PA Department of Transportation for both traffic and stormwater is required.
10. A subdivision plan is required to join five (5) parcels into one parcel. Plan must be reviewed and recorded prior to Land Development Plan approval.

Subdivision Review Fees:	\$500.00	Plan
	100.00	(5 lots x \$20/lot)
	<u>50.00</u>	Recording
Due:	\$650.00	
Land Development Fees:	\$ 500.00	Plan
	1,340.00	(67 units x \$20/unit)
	50.00	Recording
	<u>200.00</u>	Planning Module
	\$2,090.00	
	<u>-1,220.00</u>	(Fees Pd. \$720 + \$500)
Due:	870.00	
Stormwater Management Fees:		
	\$ 500.00	Plan
	1,340.00	(67 units x \$20/unit)
	<u>50.00</u>	Recording
Due:	\$1,890.00	

11. Recreation fee in lieu of land dedication is \$1,500.00 per unit. (66 units x \$1,500/unit = \$99,000.00)

12. A meter and a meter pit will be required at the sewer line, which could be a shared cost between KHG and Green Works. This is required due to the fact that there will be over 75 EDU's in that system.

13. On the Title Sheet, show tabulation of acreage of each of the existing five (5) parcels.

14. Add a Typical Section Detail for Wood Street on the Detail Sheet, if not done so already.

Following all comments from the Planning Commission, Ronald Helwig, a resident of the Eagle Heights area, stated that he was objectionable to the developers if they failed to include High Street in their development, particularly if it will be two years before the Lawrence Street relocation takes place. He stated that students will begin using High St. Many residents now use High Street to go down Lawrence Street to make a right hand turn because the light at Wood Street is very long. High Street is currently used by many of the residents on the hill.

A motion was made by DeHart and seconded by Latsha to recommend tabling the Preliminary/Final Land Development Plan for Campus Heights Village.

Motion unanimously approved.

**PENN STATE HARRISBURG CUB ADDITION
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN**

The Planning Commission reviewed the Preliminary/final Land Development Plan for Penn State Harrisburg Capital Union Building Addition, prepared by Larson Design Group and submitted by Penn State Harrisburg Campus.

Dave Mease and Ed Dankanich presented the a plan for an addition to the Capital Union building at the Penn State Harrisburg campus. Mr. Mease explained the location of where the addition would be constructed, by removing a section of the existing parking lot between the CUB Building and the Swatara Building. The addition will be about 7000 square feet to be used as a fitness center. The lower level will be locker rooms and laundry facilities. The plan is to remove approximately 9000 square feet of impervious coverage to provide for about 6800 square feet of impervious coverage, therefore, there will be a net decrease of impervious coverage on the campus.

Mr. Mease stated that he is requesting a waiver of the preliminary plan in order to submit this plan as a one step process of a preliminary/final plan. Plans have been submitted to the Dauphin County Conservation District; however, a response has not yet been received. He stated that the Campus does have a NPDES permit, and this would just be attached as an additional phase to that existing permit. However, the earth disturbance will be fairly minor, so very few comments are anticipated from them.

The Planning Commission made the following comments:

1. Any comments from Township Engineer, Herbert, Rowland and Grubic, must be incorporated into the Plan.
2. Any comments from Lower Swatara Municipal Authority must be incorporated into the Plan.
3. Lower Swatara Volunteer Fire Department Development Committee comments must be incorporated into the Plan.
4. Dauphin County Planning Commission comments must be incorporated into the Plan.
5. Approval block for Dauphin County refers to an Instrument Number, rather than Plan Book, Volume and Page.
6. Campus boundary should be shown on the Plan.

A motion was made by Latsha and seconded by Breon to recommend approval of a request for a waiver of requirements for the submission of a Preliminary Plan.

Motion unanimously approved.

A motion was made by DeHart and seconded by Breon to recommend approval of the Preliminary/Final Land Development Plan for Penn State Harrisburg Capital Union Building Addition with the previously mentioned stipulations.

Motion unanimously approved.

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

Motion unanimously approved.

Meeting adjourned at 7:53 P.M.

Respectfully Submitted:

Ronald J. Paul, Secretary