

AGENDA

**LOWER SWATARA TOWNSHIP
PLANNING COMMISSION**

**REGULAR MEETING
JANUARY 22, 2009, 7:30 P.M.**

1. Call to order
2. Roll call.
3. Pledge of Allegiance.
4. Approval of Minutes of the December 18, 2008 Meeting.
5. Review the Final Land Development Plan for Lot #6, Stoneridge Commerce Park, prepared by D.C. Gohn Associates, Inc. and submitted Conewago Contractors, Inc.
6. Other pertinent business
7. Adjourn.

MINUTES

LOWER SWATARA TOWNSHIP PLANNING COMMISSION

**REGULAR MEETING
JANUARY 22, 2009, 7:30 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
Brenda Wick, Engineer
Darlene E. Stoudt, Recording Secretary
Ronald J. Paul, Secretary

Excused:

Diane Myers-Krug, Dauphin County Planning Commission

Others in Attendance:

Gene Oldham, Stoneridge Commerce Park, Lot #6
Paul Fish, Stoneridge Commerce Park, Lot #6
Ray Menges, Stoneridge Commerce Park, Lot #6

The meeting opened with the Pledge of Allegiance.

MINUTES

Motion was made by Wagner and seconded by Breon to approve the Minutes of the December 18, 2008 meeting.

Motion unanimously approved.

STONERIDGE COMMERCE PARK, LOT #6 FINAL LAND DEVELOPMENT PLAN

The Planning Commission reviewed the Final Land Development for Lot #6, Stoneridge Commerce Park, prepared by D.C. Gohn Associates, Inc. and submitted Conewago Contractors, Inc.

Gene Oldham of D.C. Gohn Associates, Inc. reminded the Planning Commission that this plan was reviewed at the previous meeting and is for a 15, 375 square foot building. There will be provisions for future expansion of this building which may or may not occur. The stormwater facilities will be designed to accommodate the expansion if it occurs. As suggested previously, the access to the

building has been realigned with the driveway across the street. Mr. Oldham stated that this building will be utilized by a company called Standard Process, which is a distributor for vitamins and herbal supplements, etc. There is a dock area on the building. Only about one truck a week comes in, and not always even once a week.

The Planning Commission made the following comments:

1. It appears that several trees will be removed and reused if possible. If they do not survive, they will be replaced. The buffer should be retained as much as possible.
2. An easement will be required for a pipe that will cross the neighbor's lot, along with a use and maintenance agreement.
3. The property line for Lot #7 should be shown on the plans.
4. The natural, existing swale on the property shall be preserved.
5. A lighting plan should be submitted. Lighting in the rear of the building will be omitted. Any other lights should be directed down as much as possible.
6. Any comments from the township engineer, Brenda Wick, must be incorporated into the plan. All stormwater issues must be addressed.
7. Any comments from the Lower Swatara Municipal Authority must be incorporated into the plan.
8. Any comments from Dauphin County Planning Commission must be incorporated into the plan.
9. Any comments from the Lower Swatara Fire Department Development Committee must be incorporated into the plan.

A motion was made by DeHart and seconded by Wagner to recommend granting a request for a waiver of requirements of the Subdivision and Land Development Ordinance, Section 404, Preliminary Plats.

Motion unanimously approved.

A motion was made by Latsha and seconded by Breon to recommend granting a request for a waiver of requirements of the Subdivision and Land Development Ordinance Section 607, Sidewalks.

Motion unanimously approved.

A motion was made by DeHart and seconded by Wagner to recommend approval of the Final Land Development Plan of Lot #6, Stoneridge Commerce Park with the previously mentioned stipulations.

Motion unanimously approved.

ADJOURN

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

Motion unanimously approved.

Meeting adjourned at 7:48 P.M.

Respectfully submitted:

Ronald J. Paul, Secretary