

AGENDA

LOWER SWATARA TOWNSHIP PLANNING COMMISSION

**REGULAR MEETING
JUNE 25, 2009, 7:30 P.M.**

1. Call to order
2. Roll call.
3. Pledge of Allegiance.
4. Reorganization.
5. Approval of Minutes of the March 26, 2009 Meeting.
6. Review the Preliminary Subdivision and Land Development Plan for the Colony of Old Reliance, A Traditional Neighborhood Development, prepared by Dauphin Engineering Company and submitted by Ronald A. and Patricia A. Burkholder.
7. Other pertinent business.
8. Adjourn.

MINUTES

**LOWER SWATARA TOWNSHIP
PLANNING COMMISSION**

**REGULAR MEETING
JUNE 25, 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
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

Excused:

Eric A. Breon, Vice Chairman

Others in Attendance:

Ronald Burkholder
Michael Williams

The meeting opened with the Pledge of Allegiance.

REORGANIZATION

A motion was made by Latsha and seconded by Wagner to continue the organization of the Planning Commission with the current chairpersons.

Motion unanimously approved.

Chauncey Knopp will continue as Chairman; Eric Breon shall remain Vice Chairman for 2009.

MINUTES

Motion was made by DeHart and seconded by Wagner to approve the Minutes of the March 26, 2009 meeting.

Motion unanimously approved.

COLONY OF OLD RELIANCE, TND
PRELIM. SUBDIVISION & LAND DEVELOPMENT PLAN

The Planning Commission reviewed the Preliminary Subdivision and Land Development for the Colony of Old Reliance, A Traditional Neighborhood Development, prepared by Dauphin Engineering Company and submitted by Ronald A. and Patricia A. Burkholder.

Mr. Paul noted that there are several design comments that need to be addressed regarding this Plan. He suggested that in addition to the review comments from the Township Staff, County and HRG, the design of the project should be discussed.

The Planning Commission made the following comments:

1. There appears to be a very steep side slope created at the curve on Longview Drive. This could be creating a very dangerous situation, as that is already an unsafe curve. The correct approach would be to improve the curve of the roadway. Perhaps a wider leveling area on the side may be required, so that the top of the cut is more than nine feet from the edge of the road.
2. Several lots are affected by the 30' perimeter setback along Longview Drive. The 30' perimeter setback should only be crossed by driveways and nothing else, not even parking lots. These lots will need revised.
3. If roads are to remain private, a sewer easement would be required for the sewer lines in the road. Consideration should be given to moving them off the road, so that any repairs to the sewer would not require the streets to be dug up by the Township. If this is not acceptable, consideration as to who will repair the roads needs to be addressed.
4. The southern area of the site is lacking the common open space in the middle and appears less than a TND than the northern portion. It is also lacking any commercial uses in that section that is a necessary element for the TND. The high density residential uses shown there, also do not meet the requirements for the R-S district. Some adjustment should be made in this area.
5. The future assisted living area has parking in front of the building as opposed to the side or rear as the other parking for the Governor's Mansion and the Capitol. Perhaps a common area could be considered there.
6. An early meeting with DEP is suggested due to the environmental impact of the project.
7. A copy of the Delineation of the Wetlands Report should be provided to the Township.
8. The stormwater comments that can be discussed at a meeting with the Engineer, the Developer and the Township.

9. A waiver was requested for the turning radius on curve information. At Nicholson Street where a 15-degree curve is shown, there should probably be a 90-degree stop to allow better site distance for people coming in and out.
10. Any comments from the Lower Swatara Volunteer Fire Department Development Committee must be incorporated into the Plan.
11. Any comments from the Lower Swatara Municipal Authority should be incorporated into the Plan.

A question was raised as to whether golf carts are still planned to be used in the development. Mr. Burkholder indicated that sidewalks will be wide enough to accommodate the carts and pedestrians.

Additional comments regarding access for fire equipment was also discussed.

Due to the amount of information to be reviewed, a motion was made by DeHart and seconded by Latsha to table the Preliminary Plan for the Colony of Old Reliance.

Motion unanimously approved.

ADJOURN

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

Motion unanimously approved.

Meeting adjourned at 7:50 PM.

Respectfully Submitted:

Ronald J. Paul, Secretary