

MINUTES

LOWER SWATARA TOWNSHIP PLANNING COMMISSION

**REGULAR MEETING
MAY 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
Charles Smith, HGR Engineer
Diane Myers-Krug, Dauphin County Planning Commission
Tracey Bechtel, Recording Secretary
Ronald Paul, Secretary

Absent:

Darlene Stoudt, Recording 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
Ron and Ruth Helwig, Residents
Peggy Ginnovan, Resident

The meeting opened with the Pledge of Allegiance.

MINUTES

Motion was made by Latsh and seconded by Dehart to approve the Minutes of the April 28, 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.

Matt Genesio explained that this plan had been before the Planning Commission in April and as such he would like to bring everyone up to date with comments from the previous meeting. He stated that agreements, while not formally signed yet, have been reached between GreenWorks and KGH, which would result in the eventual relocation and construction along the western project property line of Lawrence Street. Matt also stated that they are seeking the approval of the Township for this project this evening so that funds could be secured by the bank in order to begin construction. If they were required to wait for PA DOT's Highway Occupancy Permit (HOP) approval, it could delay them for several months. The Planning Commission explained that the plan submitted for approval, must show a second access into the project, via SR 0230. Proper wording of the note relating to PA DOT HOP must be included on the title sheet.

There was much discussion on the submission of which plan would be the actual plan for development. KGH's feeling was that the submission of either of their plans which showed different access points would be adequate to move the project into the next step. The Planning Commission stated that since this would become a recorded document and, therefore, a binding plan, they would be unable to take action until the submission was a firm commitment, not one way or the other to be decided on later.

Mr. Paul stated that he had several additional housekeeping items that would need to be addressed, however, until the access issues are settled and one plan is submitted, there is no reason to discuss them at this point. He stated that it is imperative that KGH, Township Staff and Engineer schedule a meeting to discuss the project. (Meeting to be held Wednesday, June 1, 2011)

Mr. Helwig, a resident of the area, questioned whether he would be forced to make a U-turn at High Street. Mr. Paul stated that that is correct.

The Planning Commission made the following comments:

1. Middletown Borough Water Department must be in concurrence with the project. The Township is of the understanding that they are requesting a new water main be installed in the relocated Lawrence Street.
2. Middletown Electric Department must be in concurrence with the project.
3. Any comments from Township Engineer, HRG, must be incorporated into the plan

4. Any comments from the Lower Swatara Fire Department Development Committee must be incorporated into the plan.
5. Dauphin County Planning Commission comments must be incorporated into the Plan.
6. Concurrence from Dauphin County Conservation District for E & S Plan is required.
7. Review and concurrence is required for Stormwater Management Plan.
8. Concurrence for the Highway Occupancy Permit from PA Department of Transportation for both traffic and stormwater is required.
9. Proper review fees as stated previously must be submitted.

A motion was made by Latsha and seconded by DeHart to table the Plan of the Final Subdivision and Land Development Plan for Campus Heights Village.

Motion unanimously approved.

FIVE OAKS MOBILE HOME PARK SKETCH PLAN

Mr. Paul showed a Sketch Plan submitted by the owner of Five Oaks Mobile Home Park, Shirley Farr which indicated what is currently located on the land and what is proposed.

Mrs. Farr's plans are to remove the single wide mobile homes that are currently at the site and replace them with double wide units, thus reducing the number of mobile home lots in the park from 13 to 9 units. This plan will be submitted for review in the next few weeks.

ADJOURN

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

Motion unanimously approved.

Meeting adjourned at 7:48 P.M.

Respectfully Submitted:

Ronald J. Paul, Secretary