

AGENDA

LOWER SWATARA TOWNSHIP PLANNING COMMISSION

**REGULAR MEETING
DECEMBER 18, 2008, 7:30 P.M.**

1. Call to order
2. Roll call.
3. Pledge of Allegiance.
4. Approval of Minutes of the October 23, 2008 Meeting.
5. Review the Final Subdivision Plan of Tim Clouser, Morgan Drive, (12 lots) prepared by Act One Consulting, Inc. and submitted by Timothy B. Clouser.
6. Review the Preliminary Land Development Plan for 131 Fulling Mill Road, prepared by H. Edward Black and Associates and submitted by Platinum Plus Partners, L.P.
7. Review the Final Land Development Plan for Lot #6, Stoneridge Commerce Park, prepared by D.C. Gohn Associates, Inc. and submitted Conewago Contractors, Inc.
8. Review the Final Land Development Plan for Linden Centre, Phase II, prepared by Navarro and Wright Associates, Inc. and submitted by Linden Centre, LLC.
9. Other pertinent business.
10. Adjourn.

MINUTES

**LOWER SWATARA TOWNSHIP
PLANNING COMMISSION**

**REGULAR MEETING
DECEMBER 18, 2008, 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
Christopher DeHart
Diane Myers-Krug, Dauphin County Planning Commission
Brenda Wick, Engineer
Darlene E. Stoudt, Recording Secretary
Ronald J. Paul, Secretary

Excused:

Kimber Latsha

Others in Attendance:

Matt Witters, H. Edward Black (131 Fulling Mill Rd.)
Paul Fish, Stoneridge Commerce Park, Lot #6
Todd Smeigh, Stoneridge Commerce Park, Lot #6
Ray Menges, Stoneridge Commerce Park, Lot #6
Ben Wigton, Stoneridge Commerce Park, Lot #6
Bill , Stoneridge Commerce Park, Lot #6
Jim Nardo, Linden Centre
Paul McNee, Linden Centre
Jason Gushall, Linden Centre, Phase 2
Donald Williams

MINUTES

Motion was made by Wagner and seconded by DeHart to approve the Minutes of the October 23, 2008 meeting.

Motion unanimously approved.

TIM CLOUSER, MORGAN DR. (12 LOTS)
SUBDIVISION PLAN

The Planning Commission reviewed the Final Subdivision Plan of Tim Clouser, Morgan Drive, (12 lots) prepare by Act One Consulting, Inc. and submitted by Platinum Plus Partners, L.P.

Mr. Paul inquired if anyone was present to represent this plan. With no response, he reminded the Planning Commission that this is a final plan, and the preliminary plan was previously reviewed and approved. He stated that everyone had before them all comments from the staff, county, and engineer. There are a few items that need some additional attention.

The Planning Commission made the following comments:

1. If the Review Fees submitted for this project are insufficient to cover the cost of the Township's professional consultants or engineer for the review of the plan, the applicant shall, when called on to do so, furnish additional amounts to cover all such review charges. (Preliminary Plan review invoice \$5,663.30)
2. Estimated construction quantities for all public improvements must be submitted by your engineer and reviewed by the Township Engineer. Improvement guarantees must be posted with the Township prior to final plan approval.
3. Recreation fees of \$1,500.00/lot x 12 lots = \$18,000.00 is required prior to final plan approval.
4. Planning Module concurrence from DEP is required prior to final plan approval.
5. Erosion and Sedimentation Control Plan concurrence from Dauphin County Conservation District is required. Copy the Township with the submission.
6. Any comments from the Lower Swatara Fire Department Development Committee must be incorporated into the plan.
7. Review comments from the Lower Swatara Municipal Authority must be incorporated into the plan.
8. Review comments from the Township Engineer, Herbert, Rowland and Grubic must be incorporated into the plan.
9. Review comments from Dauphin County Planning Commission must be incorporated into the plan.
10. Planning Module review fee of \$200.00 payable to the Township is required.

11. The following sheets shall be recorded with Dauphin County and so noted on each respective sheet. (Sheets 1, 2, 3, 4 & 6)
12. More details will be required on the site clearance at Morgan Drive and Rosedale Ave., along with details on the proposed retaining wall, elevations and contours.
13. A meeting will be required with the developer on stormwater issues and the wall.
14. Several notes on the Title Sheet will need to be corrected.
15. Label all the pipelines crossing Lot #7, 8 and 13. the pipeline company needs to be contacted since the sewer lateral (force main) will cross the four pipelines on Lot #13.
16. Show the force main on Lot #13.
17. Show detail of force main crossing two (2) 6" pipelines.
18. Lot #13 will be required to have a backup pump and should be so noted.

Motion was made by Wagner and seconded by DeHart to recommend approval of the Final Subdivision Plan of Tim Clouser, Morgan Drive, with the previously mentioned stipulations.

Motion unanimously approved.

131 FULLING MILL RD
PRELIMINARY LAND DEVELOPMENT

The Planning Commission reviewed the Preliminary Land Development Plan for 131 Fulling Mill Road, prepared by H. Edward Black and Associates and submitted by Platinum Plus Partnersl L.P.

Matt Witters of H. Edward Black and Associates explained that the developer is only seeking preliminary plans at this time since due to economic conditions and some additional factors, the proposed tenant for the building to be constructed has backed out of the project. He stated that he has received all comments and feels that they can be addressed. A meeting with the staff and engineer may be required to address some stormwater issues. Additional comments can be handled during the Final Land Development stage.

The Planning Commission made the following comments:

1. If the Review Fees submitted for this project are insufficient to cover the cost of the Township's professional consultants or engineer for the review of the plan, the applicant shall, when called on to do so, furnish additional amounts to cover all such review charges.
2. Review comments from the Township Engineer, Herbert, Rowland and Grubic, must be incorporated into the plan.
3. Review comments from Dauphin County Planning Commission must be incorporated into the plan.
4. Improvement guarantees must be posted with the Township prior to final plan approval.
5. Erosion and Sedimentation Control Plan concurrence from Dauphin County Conservation District is required. Copy the Township with the submission.
6. Any comments from the Lower Swatara Fire Department Development Committee must be incorporated into the plan.
7. Review comments from the Lower Swatara Municipal Authority must be incorporated into the plan.
8. The Agreement to purchase sewer capacity should be executed and the purchase of said capacity should be done as part of this plan.

A motion was made by DeHart and seconded by Breon to recommend approval of the Preliminary Land Development Plan for 131 Fulling Mill Road with the previously mentioned stipulations.

Motion unanimously approved.

STONERIDGE COMMERCE DR., LOT #6
FINAL LAND DEVELOPMENT PLAN

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

Todd Smeigh of D.C. Gohn Associates, Inc. explained that this is a minor Land Development Plan for a 15,000 square-foot office/warehouse. He stated that there is a large parking area, more than is required, as there will be training courses taking place and they will be needed for that purpose. In addition, there will be lots of truck docks.

The Planning Commission made the following comments:

1. Would pavers be an option with the parking spaces?
2. Driveways must be at least 5' from any inlets. There is a driveway that has an inlet directly in the center of it. The driveway will need to be shifted.
3. A waiver should be submitted requesting this to be a minor land development plan.
4. There are several stormwater issues that will need to be resolved.

A motion was made by Breon and seconded by Wagner to table the Land Development Plan for Lot #6 in Stoneridge Commerce Park.

Motion unanimously approved.

As a general comment, Mr. Paul noted that not only for this plan, but for any plans that are required for re-submission that it would behoove the developer not to resubmit plans until all comments from the staff, engineer and county are addressed. It is very time consuming to continue reviewing plans that have not been corrected.

LINDEN CENTRE, PHASE II **FINAL LAND DEVELOPMENT PLAN**

The Planning Commission reviewed the Final Land Development Plan for Linden Centre, Phase II, prepared by Navarro and Wright Associates, Inc., and submitted by Linden Centre, LLC.

Jason Gutshall of Navarro and Wright Associates addressed the plan. He stated that the developer had met with a representative from DEP for the relocation of the channel. In addition, Dauphin County Conservation District was also at the meeting. He also informed the Planning Commission that there will be a discussion of the sidewalks at a meeting to be held tomorrow.

The Planning Commission made the following comments:

1. If the Review Fees submitted for this project are insufficient to cover the cost of the Township's professional consultants or engineer for the review of the plan, the applicant shall, when called on to do so, furnish additional amounts to cover all such review charges.
2. Estimated construction quantities for all public improvements must be submitted by your engineer and reviewed by the Township Engineer. Improvement guarantees must be posted with the Township prior to final plan approval.

3. Erosion and Sedimentation Control Plan concurrence from Dauphin County Conservation District is required. Copy the Township with the submission.
4. Any comments from the Lower Swatara Fire Department Development Committee must be incorporated into the plan.
5. Review comments from the Township Engineer, Herbert, Rowland and Grubic, must be incorporated into the plan.
6. Comments from Dauphin County Planning Commission must be incorporated into the plan.
7. Review comments from the Lower Swatara Municipal Authority must be incorporated into the plan.
8. Concurrence from DEP on stream channel, etc. is required.
9. Concurrence from PennDOT on revising the driveway entrance along W. Harrisburg Pike (SR0230).
10. Pedestrian access/sidewalk plan needs to be clarified. Existing sidewalk along Rosedale Avenue appears to be in conflict with the regarding of the channel. Sidewalk and curb along Rosedale Avenue from the rear entrance must blend into proposed 5th Street/University Drive. Likewise, sidewalk along W. Harrisburg Pike (SR 0230) should be included. We need to better understand the pedestrian accessibility within the site.
11. The water company design for the CVS site (Phase I-Final Land Development Plan) should be accurately shown.

Chris DeHart responded to Mr. Paul's request about the Fire Department comments for this site. This resulted in a lengthy conversation regarding some turning issues for fire apparatus into the site. The developer stated that that the entrance was designed for fire equipment, any necessary adjustments can be made.

A motion was made by Wagner and seconded by Breon to recommend approval for Linden Centre, Phase II Land Development with the previously mentioned stipulations.

Motion unanimously approved.

ADJOURN

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

Motion unanimously approved.

Meeting adjourned at 8:13 P.M.

Respectfully Submitted:

Ronald J. Paul, Secretary