

AGENDA

LOWER SWATARA TOWNSHIP PLANNING COMMISSION

**REGULAR MEETING
February 26, 2009, 7:30 P.M.**

1. Call to order
2. Roll call.
3. Pledge of Allegiance.
4. Reorganization..
5. Approval of Minutes of the January 22, 2009 Meeting.
6. Review the Revised Preliminary Land Development Plan for Highspire Road (Emerald Pointe) (148 units) prepared by RGS Associates and submitted by Emerald Pointe, L.P.
7. Review the Preliminary/Final Land Development Plan for Penn State University-Harrisburg New Freshman Housing (101 students), prepared by Duffield Associates and submitted by Penn State University-Harrisburg.
8. Other pertinent business
9. Adjourn.

MINUTES

**LOWER SWATARA TOWNSHIP
PLANNING COMMISSION**

**REGULAR MEETING
FEBRUARY 26, 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
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:

Tom Halliwell, Penn State Harrisburg
David Ade, Penn State Harrisburg
Ed Dankanich, Penn State Harrisburg
John Snyder, RGS Associates (Emerald Pointe)
Gina Fleisher, Resident

The meeting opened with the Pledge of Allegiance.

REORGANIZATION

Reorganization of the Planning Commission was postponed until all members could be present.

MINUTES

Motion was made by DeHart and seconded by Wagner to approve the Minutes of the January 22, 2009 meeting.

Motion unanimously approved.

HIGHSPIRE ROAD (EMERALD POINTE, 148 UNITS)
REVISED PRELIMINARY LAND DEVELOPMENT PLAN

The Planning Commission reviewed the Revised Preliminary Land Development Plan for Highspire Road (Emerald Pointe), 148 units, prepared by RGS Associates and submitted by Emerald Pointe, L.P.

John Snyder from RGS Associates was present to discuss the plan. Originally, this plan was for 124 units, and was recommended for approval. Due to the size of the units being reduced, the developer is now proposing 148 units, with a larger community center and a pool. Those are the major changes that are proposed. He explained this new proposal has been recommended for approval by the Swatara Township Planning Board, where the development will occur. However, their Board of Supervisors has not taken action on the Plan, until the plan is again reviewed and approved by Lower Swatara Township, as sewer capacity issues have been affected.

Lower Swatara's Planning Commission is interested in knowing what the buffering, trees, landscaping, etc. will be. Gina Fleisher, a resident of Lower Swatara Township, voiced her concerns and how it may affect her property, which will be in very close proximity. Mr. Snyder responded that the plan is to buffer her property with primarily evergreen trees, shrubs, etc. The Planning Commission stated that although the area in question is located in Swatara Township, it was also important to work with the homeowner in Lower Swatara Township.

The Planning Commission made the following comments:

1. Consider fencing as part of the buffer along the property line with the resident.
2. Make an effort to relocate the pool/recreational center.
3. Place deed restrictions to prevent decks from being constructed on the rear of approximately 4 – 6 townhouses near the homeowner's property.
4. The Planning Module for the increase sewer requirements will need to be resubmitted.

A motion was made by Breon and seconded by DeHart to recommend approval of Preliminary Land Development Plan of Highspire Road (Emerald Pointe) with the previously mentioned stipulations.

Motion unanimously approved.

**PENN STATE-HARRISBURG NEW FRESHMAN HOUSING
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN**

The Planning Commission reviewed the Preliminary/Final Land Development Plan for Penn State University-Harrisburg New Freshman Housing (101 students), prepared by Duffield Associates and submitted by Penn State University-Harrisburg.

Tom Halliwell, the project engineer, showed the location of the building site, along with a rendering of the proposed building. It will consist of approximately 8500 square-feet, 3 stories in height (60'), and there will be paths linking the buildings. He explained that plans are for rain gardens to capture stormwater. Rain gardens are shallow surface depressions designed to capture stormwater and manage it by planting vegetation etc. that absorbs the water and returns it to the atmosphere, or infiltrating it into the ground. They are required to empty out within 72 hours. The plan also calls for grass pavers to be installed for emergency purposes. He stated that he has the Fire Marshal comments and will be addressing those. There was some discussion regarding the coverage for fire protection.

The Planning Commission made the following comments:

1. A Special Exception will need to be granted by the Zoning Hearing Board on the height of the building.
2. Any comments from the township engineer, Brenda Wick, must be incorporated into the plan. All stormwater and drainage issues must be addressed.
3. Any comments from the Lower Swatara Municipal Authority must be incorporated into the plan.
4. Any comments from Dauphin County Planning Commission must be incorporated into the plan.
5. Any comments from the Lower Swatara Fire Department Development Committee must be incorporated into the plan.
6. The access drive from the Borough of Middletown will need to be approved by them.
7. Elevation details should be shown.
8. Add the number of students/rooms to the Title Sheet.
9. Provide a lighting plan.

10. 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.
11. All review fees must be paid as soon as possible.

A motion was made by DeHart and seconded by Wagner to table the Penn State-Harrisburg New Freshman Housing Plan.

Motion unanimously approved.

ADJOURN

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

Motion unanimously approved.

Meeting adjourned at 8:18 P.M.

Respectfully Submitted:

Ronald J. Paul
Secretary