

AGENDA

**LOWER SWATARA TOWNSHIP
PLANNING COMMISSION**

**REGULAR MEETING
MARCH 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 February 26, 2009 Meeting.
6. 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.
7. Discuss and Review the Traditional Neighborhood Development Compliance Package and Architectural Design Guideline for proposed "Colony of Old Reliance" prepared and submitted by Ronald A.Burkholder.
8. Other Pertinent Business.
9. Adjourn

MINUTES

LOWER SWATARA TOWNSHIP PLANNING COMMISSION

**REGULAR MEETING
MARCH 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
Ronald Burkholder, AARC
Ronald Burkholder, Jr. AARC

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 Breon to approve the Minutes of the February 26, 2009 meeting.

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 of Duffield Associates addressed the Planning Commission indicating that the plan is essentially the unchanged, and the majority of the comments from the previous Planning Commission have been addressed. He stated that comments from the Fire Department Development Committee were recently received and changes have been made and resubmitted with the committee's recommendations. Mr. Halliwell also indicated that there were still several outstanding comments regarding stormwater, and that infiltration tests will be started in the next week to confirm their numbers and stormwater report. He also stated that lot coverage and parking analysis is still being calculated, but will be forthcoming.

The Planning Commission made the following comments:

1. The recording block on the coversheet should refer to Instrument No., rather than Plan Book, Volume and Page.
2. It appears the Township/Borough line is mislabeled.
3. Submit a lighting plan for review.
4. Any comments from the Township Engineer must be incorporated into the Plan.
5. Any comments from Dauphin County Planning Commission must be incorporated into the Plan.
6. Any comments from Lower Swatara Fire Department Development Committee must be incorporated into the Plan.
7. A Special Exception for the height of the building must be granted by the Lower Swatara Township Zoning Hearing Board.

A motion was made by DeHart and seconded by Wagner to recommend approval of the Preliminary/Final Land Development Plan for Penn State Harrisburg New Freshman Housing with the previously mentioned stipulations.

Motion unanimously approved.

COLONY OF OLD RELIANCE TND COMPLIANCE PACKAGE & ARCHITECTURAL DESIGN GUIDELINE

The Planning Commission discussed and reviewed the Traditional Development Compliance Package and Architectural Design Guideline for proposed "Colony of Old Reliance," prepared and submitted by Ronald A. Burkholder.

Mr. Burkholder stated that the documents submitted for this meeting are part of the requirements for the plan. This is not a formal submission for this project. He is requesting any comments or suggestions regarding the Master Plan as submitted.

The Planning Commission made the following comments:

1. Regarding the perimeter yard setbacks, it was the Planning Commission's understanding that only the roadway would cross that. There would be no parking or alleyway, etc. in that area. The plan shows some areas close to the homes in the Old Reliance Farms Development.
2. Driveways may be too narrow.
3. What is the plan for the major loop road with parking in the rear of the homes? Is any screening planned for these parking areas.
4. Information should be submitted in the near future to Derry Township for sewer capacity.
5. Extra parking should be considered, particularly to accommodate the businesses.
6. A Special Exception to allow the Traditional Neighborhood Development (TND) in the Residential-Suburban (R-S) District must be granted by the Lower Swatara Township Zoning Hearing Board.

A motion was made by DeHart and seconded by Wagner to endorse the Master Plan for the Colony of Old Reliance Farm.

Motion unanimously approved.

ADJOURN

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

Motion unanimously approved.

The meeting adjourned at 8:02 PM.

Respectfully Submitted:

Ronald J. Paul Secretary