

MINUTES

PUBLIC HEARING – JANUARY 17, 2018

LOWER SWATARA TOWNSHIP BOARD OF COMMISSIONERS

A Public Hearing of the Lower Swatara Township Board of Commissioners, held at the Lower Swatara Township Municipal Building, was called to order at 6:45 P.M. by President Jon G. Wilt.

Roll call was taken with the following officials in attendance:

- Jon G. Wilt, President
- Todd F. Truntz, Vice President
- Ronald J. Paul, Assistant Secretary
- Michael J. Davies, Commissioner
- Christopher DeHart, Commissioner (via phone)
- Frank Lynch, Interim Manager
- Jean R. Arroyo, Secretary
- Peter R. Henninger, Solicitor
- Erin Letavic, Engineer
- Ann Hursh, Planning & Zoning Coordinator
- Scott A. Young, Officer in Charge

Residents and visitors in attendance:

(PLEASE SEE ATTACHED SIGN-IN SHEET)

Solicitor Henninger stated that pursuant to Township resolution, Commissioner DeHart is participating by phone this evening. A password was previously set up with him, and Commissioner DeHart has now verified that password with Solicitor Henninger.

Solicitor Henninger explained the purpose of this evening's Public Hearing is to take public comment on a proposed ordinance that would amend the Zoning Map of Lower Swatara Code of Ordinances, No. 1982-3, Chapter 27, Zoning, as Revised in 1993 by Ordinance No. 384, and in 2000 by Ordinance No. 448, Rezoning and Changing from Residential-Urban (R-U) to Commercial-Neighborhood (C-N) those certain parcels and unopened rights-of-way containing approximately seven acres and located east of North Lawrence Street, north of the unopened Alley known as West High Street south of the Spring Street Properties, L.P property, and bound to the

east by the Municipal boundary line with Middletown Borough. Notice of the Public Hearing on the proposed ordinance has been properly advertised twice in the Press & Journal.

Ann Hursh, Planning and Zoning Coordinator, stated that a letter went out on December 18, 2017 to all residents that were affected by the rezoning request. Ms. Hursh posted the boundaries of all the properties on January 3, 2018.

Solicitor Henninger reported that all requirements of the Municipalities Planning Code have been met. He then turned the floor over to President Wilt.

President Wilt called on the applicant, Campus Heights Associates 3, to present any information they would like considered for the record.

Matt Genesio, Campus Heights Associates 3, stated they are here tonight in regards to some parcels in the Eagle Heights section in which they have equitable interest. What is being proposed is to convert the current zoning from Residential-Urban to Commercial-Neighborhood, similar to what was done in the past with their current student housing developments, which had to be rezoned from Residential-Urban to Commercial-Neighborhood in order to pursue the special exception for student housing.

Commissioner Paul asked if Mr. Genesio knew how many students would be living there, and how many units. Mr. Genesio explained that they are proposing to follow the exact language of the text amendment they drafted seven or eight years ago. Based on the acreage and density allowed in that ordinance, what is envisioned is 84 units and 336 beds.

President Wilt asked if this number is the grand total for all buildings, or just the new addition. Mr. Genesio responded that these figures are for the proposed new development only.

Commissioner DeHart asked what the total number of beds would be, including this new student housing project if approved. Mr. Genesio estimated the total would be about 780.

John Ziats, Selma Avenue, stated that he has seen this requested zoning change ordinance in the paper, but feels it is a bit ambiguous. He asked if his neighborhood is included in this ordinance. Mr. Genesio explained that Mr. Ziats' property is already zoned Commercial-Neighborhood. Mr. Ziats commented that their property values have gone down 14% from being surrounded by the rental properties. If the properties are not going to be considered for any student housing, he had felt it might as well be left open for other uses like fast food, etc. Mr. Ziats explained that he wanted to verify that his neighborhood was already zoned Commercial, and his question was answered tonight.

Solicitor Henninger noted that an email was received from John Booser, who is a trustee of the Booser Family Real Estate Trust, which owns 528 N. Wood Street and some adjacent lots. The email advises the Township that the Booser Trust is fully in favor of the proposed amendment.

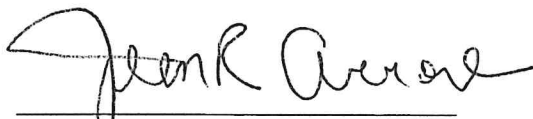
Bonnie Kiner, 544 N. Wood Street, stated that the homeowners within the boundaries of this consideration are in favor of this rezoning and are prepared to sell their properties.

Mr. Genesio concluded his presentation by stating that the rezoning of this area from Residential-Urban to Commercial-Neighborhood makes sense, since it fits more favorably into the current makeup of the neighborhood. It is logical to have the whole area consolidated into student housing.

ADJOURN:

Hearing no further questions or comments, a motion was made by Commissioner Paul, seconded by Commissioner Davies, to close the Public Hearing. The motion was unanimously approved, and the Public Hearing was closed at 6:54 P.M.

ATTEST:

A handwritten signature in black ink, appearing to read "Jean R. Arroyo", written over a horizontal line.

Jean R. Arroyo
Township Secretary

PLEASE PRINT NAME CLEARLY

JANUARY 17, 2018 PUBLIC HEARING – 6:45 P.M

FOLLOWED BY

LEGISLATIVE MTG. – 7:00 P.M.

[illegible]