**M I N U T E S**

**LOWER SWATARA TOWNSHIP REGULAR MEETING**

**PLANNING COMMISSION JANUARY 27, 2022 7:00 P.M.**

Meeting was called to order by Chauncey Knopp at 7:00 P.M. with the following present in person:

Chauncey Knopp, Chairman Kaylee Justice, LST Planning/Zoning Coordinator

James Young, Vice Chairman James Diamond, LST Solicitor

Dennis Fausey Shawn Fabian, HRG

Dale Messick Tonya Condran, Recording Secretary

Present via Zoom:

Alexa Korber, DCPC Amanda Daly, UGI

Others present in person:

Ben Heisey, R.J. Fisher & Associates, Inc. Ron Burkholder

Elias Cekovic, UGI Brian Morris, UGI

Absent: Kimber Latsha

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES:**

Mr. Knopp asked if there was a motion to approve the November 18, 2021, meeting minutes. Motion was made by Mr. Fausey to approve the minutes and seconded by Mr. Messick. All were in favor. Minutes were approved.

**REORGANIZATION**

The motion was made by Mr. Young to retain Chauncey Knopp as Chairman of the Planning Commission. Motion was seconded by Mr. Fausey. All were in favor.

Motion was made by Mr. Fausey to retain James Young as the Vice Chairman of the Planning Commission. Mr. Messick seconded. All were in favor.

Motion was made by Mr. Fausey to retain Tonya Condran as the Recording Secretary for the Planning Commission. Mr. Messick seconded. All were in favor.

**NEW BUSINESS:**

**a. Preliminary/Final Land Development Plan for Harrisport CNG Facility –** Planning Commission File #PC2021-08, 2.98 acres in zoning district IP-L (Industrial Park – Limited) located at Harrisport Court off of Fulling Mill Road. Previously reviewed at the October 28, 2021, PC meeting for Special Exception request. Applicant is proposing a CNG station and warehouse facility with outdoor storage of pipe and aggregate. Applicant is requesting waivers for relief of the preliminary plan requirement (Section 404).

Mr. Fabian stated that HRG did finalize an additional review letter #4 on January 24th for this site, so he does have some updated comments.

Ms. Korber added that she wanted them to be sure that there is a signature block on the plan for the Dauphin County Planning Commission. It was missing when it came to their office.

Mr. Young stated that there should be two; one for the Chairman and one for the Secretary.

Ms. Korber agreed with that.

Mr. Knopp asked Ms. Justice for any comments.

Ms. Justice said that there were some administrative items along with Fire and Code items that were sent to the applicant. She would also recommend submitting the actual document for the waiver request.

Mr. Knopp asked Mr. Fabian for any further comments.

Mr. Fabian said they had a number of Stormwater comments that should be pretty easy to rectify with the footprint of the parcel. Also, some clerical items and reports are needed. On the front of the plan, there was a comment that all buildings are less than 35 feet, so we are not in a waiver situation with that. Mr. Fabian stated that it was a little confusing on the waivers; the waiver on the preliminary plan/final plan requirement was not called out on the actual application, which is what Ms. Justice mentioned. He went on to say that on his review of the setbacks, there is also a landscape buffer setback that part of the driveway and parking on the eastern end goes into, so they should be asking for a waiver on that.

Mr. Knopp asked Mr. Diamond for any questions.

Mr. Diamond had no questions at this time.

Mr. Knopp asked Ms. Justice to explain the request for “public use”.

Ms. Justice explained that they came to the November Zoning Hearing Board where they received the approval of the Special Exception for the outside storage and they received a use for a private CNG Station. Now they want to come back next month before the Zoning Hearing Board for a change of that to public use of the CNG Station.

Mr. Fausey stated that we will obviously need to table this then until after the Zoning Hearing Board’s decision.

Mr. Young asked if we need to make a recommendation for Public Use tonight. He also asked for clarification on what the difference was between private and public use.

Ms. Justice explained that currently it is just for UGI Utilities’ private use. Public use would open it up to private contractors that have converted their vehicles to compressed natural gas.

Mr. Cekovic went on to explain that it is not a very large market. There are no tractor-trailers that run off of compressed natural gas, that he is aware of.

Mr. Diamond asked if this would affect the traffic going in and out of there.

Mr. Fabian stated that the only thing related to traffic that HRG looked at was the clear sight triangle at the access points. Other than that, they have no traffic analysis.

Mr. Fausey said he would recommend to the Zoning Hearing Board to approve public use.

Mr. Knopp asked if there was a motion.

* + Mr. Fausey made the motion to recommend approval of a Special Exception to the ZHB for public use.
  + Mr. Young seconded the motion.
  + All were in favor.

Mr. Diamond then asked Ms. Justice if there was any deadline that would need an extension.

Ms. Justice said that if we table it, they could come in the day after the ZHB and have the 45 days for the decision. She also said that she doesn’t believe they would need the Special Exception at the ZHB because it is a use not provided for, but it is a compatible use which will be determined at the ZHB meeting next month.

Mr. Diamond asked if an extension would be needed, who would provide that.

Mr. Cevokic said they would.

Mr. Knopp asked if there was a motion on the overall plan tonight.

* + Mr. Young then made the motion to table this until after the ZHB or whenever it is presented to us again.
  + Mr. Fausey seconded the motion.
  + All were in favor.

**b. Sketch Plan Submission of The Colony at Old Reliance.**

Ben Heisey from RJ Fisher & Associates explained that he was here with Ron Burkholder who was the owner of property. He said they were here to submit a sketch plan to the Township to give an overview of what they are looking to do. The property is located off of Longview Drive. As part of this plan, it will include 82 single family lots and 42 duplex lots. There will be two accesses to the project off of Longview Drive. Some of the key features of the property is that they will have two large PPL easements running through the middle of the site, playing a key role in how the streets and the lot orientation are laid out. Also, they have a stream that is running from west to east with some wetlands around it, so this is an environmental component that they will have to work around.

Mr. Heisey presented a concept plan for the Planning Commission to see. They are hoping to be able to work with PPL and to avoid any major permitting that may be involved with the wetlands disturbance or anything like that. They have already submitted this exact sketch plan to PPL for their initial review. He said they would have to do a more detailed review once they submit drawings. PPL does not like basins in their right-of-way and they require specific things as far as street crossings and such. But he said they got unofficial word that this iteration is something that could be acceptable, pending a more detailed review. One more thing to note is that they have gravity sanitary sewer to a proposed pump station and a force main that would go to the west and tie into the sewer at Pheasant Run Road.

Mr. Heisey went to on explain that they have an emergency access that connects to Pheasant Run Road, coming off the loop to the south. This will be going through an access easement that Ron Burkholder already holds for that purpose. The Stormwater is fragmented because of the PPL situation and also because they have stormwater divided by the stream so they would have to have treatment on both sides.

Mr. Knopp asked Mr. Heisey to tell us more about the Commercial lots in the project.

Mr. Heisey said that was a requirement within the Ordinance, which wanted to see a certain percentage of Commercial and/or Single-Family Dwelling lots; the purpose is to be potential home office situations. So, it has the flexibility to either be a home office situation or just a single-family home.

Mr. Young asked about recreational opportunities.

Mr. Heisey said they will have to review the space that they have to satisfy the requirement to have a Common Green. He feels the best place would be to the north in the loop (shown on the sketch plan). There is also a basin in there, but, if possible, they would like to remove that basin to maximize that Common Green area. They will be looking to meet the open space requirements by putting in some trails and things like that.

Mr. Young asked if the roads in this development tie into Butter Churn Road and Pheasant Run, or if it would be a stand-alone development.

Mr. Heisey said it would be stand-alone.

Mr. Knopp asked if there was a reason for that.

Mr. Heisey said it was mostly because there wasn’t a Right-of-Way established from Pheasant Run Road to this property. There is kind of a wall of single-family dwellings along the property line of this site.

Mr. Knopp asked if there were any questions from the Planning Commission or Ms. Justice.

There were none at this time.

Mr. Knopp asked Mr. Fabian for any further comments or questions.

Mr. Fabian stated that one thing you will not find in the Ordinance, but it has come up in discussions on Longview Drive, to the west of this site, is that there have been some issues with that curve where sometimes vehicles leave the cartway. So, as they are doing the landscape on the northwest portion of this development, they may want to be aware of this so if there is any kind of buffering that can be done to protect the residents from vehicles coming off of that curve in the road.

Mr. Heisey said that part of the goal of this plan is to look to improve that scenario. There is already a Right-of-Way dedicated to this.

Mr. Fabian said it would be fantastic if they could widen that a little bit.

Mr. Heisey said the idea is that they are looking into making that a smoother curve.

Mr. Young asked if there were EDUs available.

Mr. Burkholder answered yes.

Mr. Messick asked if with the number of dwellings proposed, will that require a deceleration lane off of Longview Drive.

Mr. Heisey replied that he was not sure. This has not been sent to a traffic engineer yet.

Mr. Knopp asked Ms. Korber for any comments.

Ms. Korber stated that DCPC does not review sketch plans, so she won’t see it until it is a Land Development plan.

Mr. Knopp asked for any other questions or comments.

Mr. Fausey asked if this would be the last of Old Reliance now.

Mr. Burkholder answered yes.

Mr. Knopp asked if there would not be any 55+ community.

Mr. Burkholder said no, it was a dream of his, but it is just too complicated.

Mr. Fausey stated that the sketch plan looks very nice.

Mr. Heisey stated that this was just all informational and he hopes to be back in front of the Planning Commission with the real deal before too long.

**OTHER BUSINESS:**

The next Planning Commission Meeting will be scheduled for Thursday,

February 24, 2022, at 7:00 P.M.

**ADJOURN:**

A motion was made by Mr. Messick and seconded by Mr. Fausey to adjourn the meeting. All were in favor.

Meeting adjourned at 7:24 P.M.

Respectfully Submitted,

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Kaylee Justice, Planning & Zoning Coordinator