

MINUTES

LOWER SWATARA TOWNSHIP PLANNING COMMISSION

**REGULAR MEETING
JUNE 23, 2022 7:00 P.M.**

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

Chauncey Knopp, Chairman	Kaylee Justice, LST Planning/Zoning Coordinator
James Young, Vice Chairman	Jim Diamond, LST Solicitor
Kimber Latsha	Tonya Condran, Recording Secy.
Dennis Fausey	
Dale Messick	

Others present:

Zachary Michels, Warehaus	David Koratich, Warehaus
Thomas Clark	

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES:

Mr. Knopp asked if there was a motion to approve the May 26, 2022, meeting minutes. Motion was made by Mr. Messick to approve the minutes and seconded by Mr. Young. All were in favor. Minutes were approved.

NEW BUSINESS:

a. Thomas R. Clark Subdivision – Planning Commission File #PC2022-05, 28.19 acres in zoning district Residential Agriculture (R-A), submitted for sketch plan review.

Thomas Clark came to the microphone to discuss his proposed subdivision which was being presented on the overhead projector. The parcel identified as Lot 2 is an existing parcel. It is an extension of Lot 1A.

Mr. Knopp asked what the purpose was of this subdivision.

Mr. Clark explained that it was a conveyance from a family member.

Mr. Messick asked if this would be an addition to a lot or a stand-alone lot.

Mr. Clark said it would be an addition.

Mr. Knopp asked if there were any other questions.

There were no further questions or comments.

Mr. Knopp thanked Mr. Clark.

b. Capital Valley Business Park Lots 3&4 - Planning Commission File #PC2022-06, 15.59 acres in zoning district Industrial Park Limited (IP-L), submitted for sketch plan review.

David Koratich from Warehaus came to the microphone to explain their proposed plan. He explained that these lots have been around for 20-some years. He said the last time they were here before the Planning Commission was in 2017 to carve the whole business park into 4 lots. The first building was done in 2007/2008, the second building was done in 2014/2015 then came back in 2017 and carved it out into four lots. We are left with two lots (Lots 3 & 4) on the north side of Kreider Drive. They are now proposing to develop both lots within the next couple of months. Two buildings: Lot 3 with a 72,000-sf rear-loaded warehouse; Lot 4 with a 44,000-sf rear-loaded warehouse. Part of this will require a lot line adjustment. Right now, Lots 3 & 4 total about 15.5 acres which are pretty evenly split (each approx. 7.5 acres). The “new” Lot 3 would be just a bit bigger at about 8 acres, leaving Lot 4 at about 7 acres.

Mr. Koratich went on to say that part of the application includes two waivers: (1) preliminary plan procedure and (2) sidewalk waiver. The entire area does not have sidewalks, so it makes sense to follow suit with the rest of the business park. There will also be a couple variances submitted in the next couple days for front and side buffer yard requirements. (1) Thirty feet is the requirement for the front, they will be looking for a variance to make that fifteen feet. The second half of that variance will be for parking in that buffer yard. (2) The second variance is the driveway radii for each of the access drives. They are asking for a bigger radius to allow for truck maneuvering. These variances will be submitted to the township early next week.

Mr. Knopp asked if they were planning any night-work.

Mr. Koratich said no, there would not be any work at night.

Mr. Koratich went on to explain that both buildings sit fairly down in and away from any of the houses (in Old Reliance) and there is plenty of vegetation dividing them from the residential area. He said he was sure there would be more offset screening requirements during the land development process, and they are not opposed to doing any of that. He mentioned that lighting is always a concern of the residents so they will do whatever they can to keep the lights pointing down so that the residents will not be affected by those lights while sitting on their decks at night.

Mr. Young asked if there would be any need for public parking or is the parking just for the employees?

Mr. Koratich answered that the parking is only for the tenant, employees of the tenant, visitors.

Mr. Young asked if they would be needing to request relief from the parking requirements.

Mr. Koratich said he believes the requirement is 5 spaces per 1000 sf, and they are sitting at 1.65 spaces per 1000 sf. Lot 3 has over 120 parking spaces, which is more than what is needed. He explained that they try to max-out the parking because you never know how long a tenant is going to be there.

Mr. Koratich explained that there will be access all the way around the buildings for fire protection. He went on to explain how the driveways and parking lots would be laid out.

Mr. Knopp asked if there were any questions.

There were none at this time.

Mr. Koratich reminded that they would be going before the Zoning Hearing Board at the end of July. And they would follow up with a NPDES permit next. Then they would be back in with a subdivision/land development plan in early September.

c. **1801 Oberlin Road Subdivision** – Planning Commission File #PC2022-07, 1.53 acres in zoning district Residential Suburban (R-S), submitted for sketch plan review.

Applicant was not here.

Mr. Knopp asked if anybody had any questions or comments.

Mr. Messick said it does meet the minimum lot size.

This sketch plan will be tabled until the applicant can be here.

OTHER BUSINESS:

The next Planning Commission Meeting will be scheduled for Thursday, July 28, 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 7:15 P.M.

Respectfully Submitted,

Kaylee Justice, Planning & Zoning Coordinator