**M I N U T E S**

**LOWER SWATARA TOWNSHIP REGULAR MEETING**

**PLANNING COMMISSION NOVEMBER 18, 2021 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

Dennis Fausey James Diamond, LST Solicitor

James Young Tonya Condran, Recording Secretary

Dale Messick

Zoom was offered, but no one signed on.

Others present in person:

Greg Holtzman, BL Companies

 **ROLL CALL**

**PLEDGE OF ALLEGIANCE**

 **REORGANIZATION**

 Chairman Knopp asked if there was a motion to appoint a new Vice Chairman. James Young was nominated by Mr. Fausey. All were in favor. Mr. Young is the new Vice Chairman.

 Chairman Knopp also welcomed Dale Messick as our newly appointed member to the Planning Commission.

 **APPROVAL OF MINUTES:**

Mr. Knopp asked if there was a motion to approve the October 28, 2021, meeting minutes. Motion was made by Mr. Fausey to approve the minutes and seconded by Mr. Young. All were in favor. Minutes were approved.

 **OLD BUSINESS:**

 **a. Preliminary/Final Land Development Plan for Stoneridge Lot 5 –** Planning Commission File #PC2021-09, 3.86 acres in zoning district IP-L (Industrial Park – Limited) located at 1441 Stoneridge Drive, Middletown, PA. Applicant is proposing 32,000 sq. ft. warehouse and associated site improvements. Applicant is requesting waivers for relief of the preliminary plan requirement (Section 404) and for sidewalks along Stoneridge Drive (Section 22-607).

 Greg Holtzman of BL Companies, who is the project manager of the site, came to the microphone to give a brief overview of their plan on Lot 5 on Stoneridge Drive. They were looking for conditional approval for Lot 5 on Stoneridge Drive and also recommendation for the waivers (preliminary plan requirements and sidewalks). He pointed out that the character of the neighborhood does not have any sidewalks in the overall development. He added that they did resubmit with the comments from the last meeting, and they believe they have addressed all of those issues. They are here tonight to look for recommendation of approval.

 Mr. Knopp asked Ms. Justice if there were any problems at all with this.

 Ms. Justice said no, other than some administrative items, we were good with it.

 Mr. Knopp then asked if HRG was fine with it.

 Ms. Justice said yes, HRG had no opposition as well.

 Mr. Knopp asked the Planning Commission for any questions or comments.

 There were none.

 Mr. Knopp asked for the waivers to be addressed at this point.

* + First Waiver – Relief on the Preliminary Plan Requirement.
		- Mr. Young stated that we generally recommend granting those when there is a good-faith effort of compliance. The applicant here had voluntarily tabled the application for a month so they could continue to work with the Township and HRG, so he said he would make the motion that we would recommend approval of this waiver
		- Mr. Fausey seconded that motion.
		- All were in favor.
	+ Second Waiver - Relief from Sidewalks along Stoneridge Drive. Mr. Knopp pointed out that there are no sidewalks down there now.
		- Mr. Fausey made a motion to defer the request for sidewalks.
		- Mr. Young explained that we normally defer the request for waivers of sidewalks. He added that the closest sidewalk is on Route 441 (Oberlin Road).
		- Mr. Fausey agreed with Mr. Young and added that because of Township Ordinance, we should never waive sidewalk requirements, we should only defer them.
		- Mr. Young said that the applicant seems to be fine with deferring it, so he will second that motion.
		- All were in favor.
	+ Both waivers were approved.

 Mr. Knopp then asked the Planning Commission what they would like to do about the submission on a whole.

* + Mr. Young made the motion to recommend to the Board of Commissioners to approve the plan subject to the usual stipulations and any unresolved comments by township staff or consultants be resolved, and that the plan submitted to the Board comply with all requirements of the Township’s Ordinances.
	+ Mr. Fausey seconded that motion.
	+ All were in favor.
	+ Plan was approved for recommendation.

 **OTHER BUSINESS:**

 The next Planning Commission Meeting will be scheduled for Thursday, December 16, 2021, 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 7:05 P.M.

Respectfully Submitted,

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 Kaylee Justice, Planning & Zoning Coordinator