**M I N U T E S**

**LOWER SWATARA TOWNSHIP REGULAR MEETING**

**PLANNING COMMISSION SEPT. 23, 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

Others present via Zoom:

Kimber Latsha

Shawn Fabian, HRG

Eric Diffenbaugh, Furniture First, LLC

Others present in person:

Judd Dayton, Snyder Secary

Dale Messick, LST resident

Barbara Florence, LST resident

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**APPROVAL OF MINUTES:**

Mr. Knopp asked if there was a motion to approve the August 26, 2021, meeting minutes. Motion was made by Mr. Young to approve the minutes and seconded by Mr. Fausey. All were in favor. Minutes were approved.

**OLD BUSINESS:**

**KINSLEY RESIDENTIAL DEVELOPMENT FOR DHK Residential LLC**., Planning Commission File #PC2021.02, 72.2 acres for single-family lots located in the Residential Urban District, submitted by Snyder, Secary & Associates. Plan previously approved. Roadway has been relocated and plan is being provided for any formal comment. No action required.

Judd Dayton from Snyder, Secary, & Associates, came to the microphone to introduce the Planning Commission to the progression of the Kinsley Residential Development. It originally came before the Planning Commission with a single access across from Riverview Drive. At the direction and suggestion of the Planning Commission, they added a second address which would have been further to the south on Stoner Drive. The Board of Commissioners have given the direction to move that secondary access further to the north. The idea of that is that a lot of the traffic out of this development is going to go towards Harrisburg and to do that they are most likely going to use the northernmost road to head towards Route 441. Under the previous configuration, with the road across from Riverview Drive and the one to the south, the notion was that the people would tend to use the furthermost northern one and most of that traffic would then be directed out through Riverview to Spring Garden Drive, which is not a stellar intersection. So, the general idea is to move that secondary access from the south to the north, so that people would tend to go out of that one to get to Route 441 instead going up through the residential neighbor. The intersection at Stoner Drive and Route 441 (Oberlin Road) is also not a stellar intersection. He said they had traffic engineers evaluate sight-distance at both locations, neither one is necessarily any better than the other. The Commissioners gave the nod to this one (Stoner/Oberlin) as being the more favorable one, so that is the direction that they are heading with this.

Mr. Young asked if the Fire Department has looked at this and if they are ok with it.

Mr. Dayton said yes, it has been reviewed and approved by the Fire Department.

Mr. Knopp asked if they lost any proposed homes by changing the second access location.

Mr. Dayton said they gained two homes. It looks very straight forward on paper, but there’s a lot of earthwork that needs to happen. He said they are still trying to figure out how to take all the earth from the top part and level out the bottom part, so it is all balanced. They are hoping not to lose any homes in the process.

Mr. Young asked about the red line on the plan showing the expansion. He asked if a shoulder was being put in or a turning lane.

Mr. Dayton answered that it is primarily a shoulder, but there will also be a slight gutter off the shoulder as well. They applied PennDOT standards and based on the number of cars that use Stoner Drive every day, they recommend a certain lane width and a certain shoulder width, with a grass strip so many feet beyond that. It is going to be an 11-foot lane with a 2-foot shoulder with another 3 feet of lawn after that.

Mr. Fausey asked if they are working with PennDOT.

Mr. Dayton advised that it is a Township road, so just for the sake of having a rationale on how wide it should be, they were just going by PennDOT standards since the Township doesn’t have any stipulations based on traffic.

Mr. Fausey asked if PennDOT had anything to say about the 441/Stoner intersection.

Mr. Dayton informed that they don’t have any improvements going up there, at this point it is still entirely Township bordered project. So there haven’t been any submittals to PennDOT at all.

Mr. Knopp added that both of those intersections (Riverview/Spring Garden and Stoner/Oberlin) are really bad.

Mr. Young commended Mr. Dayton on addressing the concerns about making a second access road. He said they couldn’t, in good conscience, affirm it with just one.

Mr. Knopp asked if there were any other questions or comments.

Mr. Dayton said that staff and the BOC thought it would be worthwhile to bring back to the Planning Commission since this was a big enough change.

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

Mr. Fabian said he did not. He reviewed this in detail, and as Mr. Dayton advised, there is still a lot of grading that needs to occur before it is finalized for submission for his (HRG’s) review, but he was good with the concept that was presented.

Mr. Dayton informed that they are hoping for an October submittal for consideration of the board.

**NEW BUSINESS:**

**PRELIMINARY/FINAL MINOR SUBDIVISION FOR FURNITURE FIRST, LLC** – Planning Commission File #PC2021-07, 6.05 acres in zoning district CN (Commercial-Neighborhood) at the corner of Fulling Mill Road and Rotary Drive. Applicant is proposing a minor subdivision resulting in one (1) new lot with no improvements. Applicant is requesting a waiver for relief of the preliminary plan requirement.

Eric Diffenbaugh of Furniture First LLC was present via Zoom, however, his audio was not working.

Mr. Fabian took over since Mr. Diffenbaugh’s audio was not working. He said he did have a chance to go over the proposal and he offered a review letter on Sept. 8, 2021. HRG was comfortable with the waiver request for the preliminary/final. He said the biggest comment was making sure that on the Final Land Development Plan some statement is included on the sidewalks that currently exist on the lots to the east and the west; but they would like to defer it with this subdivision plan. Mr. Fabian said everything else he has is administrative.

Mr. Knopp asked for any questions or comments.

There were no further questions or comments.

Mr. Knopp asked the Planning Commission how they would like to handle the waiver request for relief of the preliminary plan.

* + Mr. Young made the motion to approve.
  + Mr. Fausey seconded.
  + All were in favor.
  + Waiver was approved.

Mr. Knopp then asked the Planning Commission what they would like to do with the Plan presented.

* + Mr. Young made the motion to recommend approval of the Plan with deferral of the sidewalk until there is development on this new lot and the usual stipulations of addressing any township consultant and staff concerns in compliance with all of our Township Ordinances.
  + Mr. Fausey seconded the motion.
  + All were in favor.
  + Plan was approved with stipulations.

**OTHER BUSINESS:**

The next Planning Commission Meeting will be scheduled for Thursday, October 28, 2021, at 7:00 P.M.

**ADJOURN:**

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

Meeting adjourned at 7:11 P.M.

Respectfully Submitted,

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Kaylee Justice, Planning & Zoning Coordinator