**M I N U T E S**

**LOWER SWATARA TOWNSHIP REGULAR MEETING**

**PLANNING COMMISSION JUNE 24, 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 Shawn Fabian, HRG

Eric Breon, Vice Chairman Don Fure, LST BCO

Kimber Latsha Tonya Condran, Recording Secretary Dennis Fausey Peter Henninger, LST Solicitor

James Young

Others present in person:

 Dale Messick, resident

 Ron Paul, LST BOC

 Chris DiSanto, Triple Crown Corporation

 **ROLL CALL**

 **PLEDGE OF ALLEGIANCE**

 **APPROVAL OF MINUTES:**

Mr. Knopp asked if there was a motion to approve the May 27, 2021 meeting minutes. Motion was made by Mr. Faucey to approve the minutes and seconded by Mr. Latsha. All were in favor. Minutes were approved.

 **OLD BUSINESS:**

None.

**NEW BUSINESS:**

**Zoning Docket #SE 2021-04 Special Exception for Triple Crown Corporation –** vacant lot located North of Route 441/Oberlin Rd., across the street on the north side of Middletown High School, 1155 N. Union St., Middletown. Review and discuss for recommendation, a Special Exception to §27-1403 subsection 3, to allow the development of a townhome community.

 Chris DiSanto of Triple Crown Corporation gave a brief refresher on this project to the Planning Commission. He explained how they went through the Text Amendment to get this Special Exception approved so now they are going in for the Special Exception. He went on to say that it is the same concept that they have presented before, and since the last meeting, they have been working very diligently to figure out the pipeline crossings on this property, so they can determine where they can place the sewer and water lines. They have met with Middletown, Suez, and the Lower Swatara Municipal Authority and they feel they have three possible sewer connections, one being potential gravity, which is what they prefer. The biggest obstacle is locating the pipelines and how deep they are. That will dictate where they will have to put sewer/water lines. It will also determine if they can do gravity sewage or if they will have to do pumping for the sewer. They will be on the July 28, 2021 Zoning Hearing Board agenda and they should have some more answers on those pipelines by then.

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

 Mr. Fabian did not, at this time.

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

 Mr. Henninger stated that they will have to meet all the requirements in order to get the Special Exception. He said the pipeline has always been the struggle with that tract.

 Mr. DiSanto informed that there is also a rather significant AT&T easement that runs through there. So, they are working though that, as well. When they get the answers, they will have more detail to present.

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

 There were none, at this time.

 Mr. Knopp asked if there was a recommendation to the Zoning Hearing Board on this Special Exception.

 Mr. Young made the motion to recommend approval of the Special Exception to the ZHB with the stipulation of the compliance with the requirements of Ordinance 595 and any other applicable zoning requirements.

 Mr. Faucey seconded the recommendation.

 All were in favor.

 **OTHER BUSINESS:**

 The next Planning Commission Meeting will be scheduled for Thursday, July 22, 2021, at 7:00 P.M.

**ADJOURN:**

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

Meeting adjourned at 7:07 P.M.

Respectfully Submitted,

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Don Fure, BCO, Acting Planning and Zoning Coordinator