**M I N U T E S**

**LOWER SWATARA TOWNSHIP \*REGULAR MEETING**

**PLANNING COMMISSION JULY 23, 2020 7:00 P.M.**

\*Tonight’s meeting was held in the Board Room and also as an electronic meeting via Zoom for the solicitor and engineers due to the ongoing COVID-19 restrictions.

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

Chauncey Knopp, Chairman

Dennis Fausey

James Young

Ann Hursh, LST Planning & Zoning Coordinator

Tonya Condran, Recording Secretary

Others Present via Zoom: Others in Attendance:

 Peter Henninger, Solicitor Michael Swank PE, Byler Quarries

 Shawn Fabian, HRG

 Caleb Krauter, HRG

Absent:

Eric Breon, Vice Chairman

Kimber Latsha

 **PLEDGE OF ALLEGIANCE**

 **ROLL CALL**

 **APPROVAL OF MINUTES:**

Mr. Knopp asked if there was a motion to approve the June 25, 2020 meeting minutes. Motion was made by Mr. Young to approve the minutes and seconded by Mr. Fausey. All were in favor. Minutes were approved.

 **NEW BUSINESS:**

None.

 **OLD BUSINESS:**

 TABLED FROM LAST MONTH’S MEETING - **Preliminary/Final Subdivision and Land Development Plan for Proposed Fiddlers Elbow Warehouse** – Planning Commission File #PC2020-02. Located along the east side of N. Union Street, adjacent to 2090 N. Union Street. The property consists of approx. 109 acres from which an approx. 19 acre lot will be subdivided for a proposed warehouse. The land proposed for development is in the Industrial District and is owned by Byler Quarries, LLC.

 Mrs. Hursh gave a brief update at this time. She said it was tabled last month because there were quite a few comments that they sent in revisions for. All of her comments were addressed except the signature blocks need revised slightly. All of the Dauphin County PC comments were addressed.

 Mrs. Hursh went on to inform that they are requesting a waiver to make it from a preliminary to a final plan.

 Mrs. Hursh added that there are fire and building codes revisions, but there was not enough time to look over them. But it did look like they did do what was asked of them at the last meeting.

 Mr. Young asked what happened at the Zoning Hearing Board.

 Mrs. Hursh responded that the 50 feet height variance request was approved with no special exceptions.

 Mr. Knopp asked Mr. Fabian for his comments.

 Mr. Fabian informed that the Traffic Impact Study was completed and all of their outstanding comments were addressed and HRG agrees with the findings.

 Mr. Fabian said from the Land Development review, now that they have the infiltration report in hand, they revised stormwater designs. There are still some administrative items that are yet to occur for Dauphin County Conservation Dept. approval. With the Stormwater Management Plan, they do have some comments that they were able to fully review and a lot of them are easy adjustments. He went on to say that all of HRG’s comments are minor enough that they would recommend conditional approval in anticipation that all of the comments are going to be easy to address and revise. He does have the Opinion of Probable Cause for review and they will review that for recommendation of financial security in the next day or so.

 Mr. Knopp asked Mr. Henninger for any comments.

 Mr. Henninger said they are still waiting on the sanitary sewer review. The specific details of the location of the sanitary sewer still need to be worked out. The easement that runs along the stream from the creek all the way down to Fulling Mill Road was to allow to get rid of the pump station in the future and go with gravity flow. The Municipal Authority Meeting will be this coming Monday evening and all issues regarding sanitary sewer will be discussed at that time.

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

 There were no further questions or comments at this time.

 Mr. Knopp asked if there was a motion on this plan.

 Mr. Young made the motion to recommend approval subject to the resolution of the sanitary sewer issues on Monday evening between the applicant and the Municipal Authority and the usual conditions.

 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, August 27, 2020 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 7:13 P.M.

Respectfully Submitted,

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 Ann Hursh, Planning and Zoning Coordinator