

SWATARA TOWNSHIP

BUILDING AND CODES DEPARTMENT

Monthly Report and Update for January 2023

TO: James Fosselman, Township Manager, and Township Board of Commissioners
FROM: Robert E. Ihlein, Director of Planning and Zoning
DATE: February 6, 2023

The Department is at full staff capacity and the Administration Building and Codes Office has been open to the public to transact normal municipal business. We continue to respond to permit applications, codes complaints and other emerging situations. Following is a brief summary of our activities for the month.

1. Subdivisions and Land Development applications received this month:
None.
2. Significant building permits issued this month (over \$2,500 in building permit fees):
.Renovations to building on Paxton Street to create new Honda dealership
.New 70-room hotel on Port View Drive in Tecport
.Fit out for new retail store in High Pointe Commons
3. Other permit information: Looking back, there were more permits issued in 2022 (906) than any other year since 2017. The dollar value of all permits issued in 2022 was even greater than 2017 (\$644,564). However, this was probably due to the increase in permit fees which went into effect at the beginning of 2018. The permit activity for this current month seems to be continuing the trend from 2022. See the attached summary report and detailed the financial report prepared by M.J. Synder.
4. Other meetings and/or information about upcoming land developments & transportation projects:
Met online with engineers working for Chick-fil-A. They are looking into possible changes to the drive through lanes to help with traffic flow. Zoning staff also met with the owner of a property on Chambers Hill Road to re-establish use a child day care center. Township staff met in person with representatives from St. John Properties regarding possible re-development of the Harrisburg Mall.
5. Applications and/or hearings to the Zoning Hearing Board held this past month:
None. There are 3 hearings coming up in February.
6. I continue to provide Zoning Officer and Building Code Officer services for Paxtang Borough. They do have a small volume of permit applications and property maintenance issues. There is an ongoing case of twin dwelling that suffered a structure fire that has been boarded up for more than 1 year now. There is also an ongoing case of people living in an occupied structure with no central heating system or hot water. A minor subdivision plan has also been submitted for review that involves taking over a portion of an alley. Borough staff held a meeting with potential developers concerning the possible conversion of a large office building into multi-family housing units for seniors.
7. Significant code enforcement actions taken this month:
.Code Enforcement Officers Henry Good and Omar Sarotic responded to various property maintenance complaints. They also continue to assist in answering questions from the public about building and zoning permits. Property maintenance complaints are down for now, and they have been closing zoning permits.

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See the summary report that is attached.

.Codes staff has met online with the Solicitor's Office to come up with a plan to deal with a condemned residential structure on Huntingdon Street. Action by the Board of Commissioners may be necessary in the near future.

8. On Lot Sewage Disposal System (OLDS) program:

.Yvonne Bekelja has been coordinating the program and responding to a number of permit requests. She is now working with properties in District 3. These systems are to be pumped by June 30, 2023. 236 of the 331 property owners have now paid the \$50 registration fee. There have been 135 system inspections, and all have passed. Citations have been filed against those property owners who have not complied for paying fees or submitting the inspection reports.

.SEO Bob Felty has also been active in working with a number of owners and their systems and is involved in permitting some new systems and system repairs.

9. Landfill leachate water quality monitoring station:

The township was issued a new Industrial Discharge Permit by Capital Region Water that is good through March of 2023. The monitoring station is being checked on a regular weekly basis. The flow does vary according to the rainfall received. Staff has been working with Todd Webb and Kevin Trafka on another option that would eliminate the need for the discharge permit and for the monitoring equipment. There was no flow until the end of the month after it rained for several days, so some samples were finally taken. There has also been a malfunction with the flow recording device and has been removed from the site. It may not be able to be fixed because of outdated electronic components. Staff is taking manual readings when there is flow and continues to look for other alternatives.

10. MS-4 Permit, Stream Preservation Fee, Stormwater Management Permits:

Our staff continues to work with new stormwater engineer Michael Hess, PE of HRG, Stormwater Coordinator Kevin Trafka, and GIS Specialist Chelsea Gordon to coordinate stormwater permits for new construction, investigate complaints, and provide other property information for mapping.

11. Progress on "SWATARA RISING 2025 IMPLEMENTABLE COMPREHENSIVE PLAN":

. The plan amendment was adopted by the Board at the beginning of March 2020. As part of modernizing the Codes Department, new portable devices are being used in the field by the code enforcement officers.

. The Planning Commission has recommended a concept known as "Development Compatibility Standards" in order to preserve the architectural features of existing neighborhoods. The Commission has now referred this legislation to the Board of Commissioners for review and action.

12. Significant meetings or training attended:

We continue to investigate new software possibilities for building and zoning permits. I attend a half-day training session on Floodplain Management Ordinances. Staff is also meeting with Commissioner Tuckey to review department activities and work on possible new regulations.

THANK YOU.



Swatara Township
599 Eisenhower Blvd.
Harrisburg, PA 17111
Daily Financial Report

From: **01/01/2023** To: **01/31/2023**

Date	FEE TYPE	PAYER	APPLICATION #	Amount
1/3/2023	Zoning Permit Fee Check # 2030	KECK, ZACHARY Legal Addr. 788 HIGH ST	72226	\$75.00
1/3/2023	Zoning Permit Fee Check # 998	COOPER DEREK M. & JENNIFER L. Legal Addr. 800 CARDINAL DR.	72230	\$75.00
Total fees collected on				1/3/2023 : 2 \$150.00
1/5/2023	Zoning Permit Fee Check # 15340	IBBERSON MICHAEL A Legal Addr. 7068 WOODSMAN DR	72233	\$75.00
1/5/2023	Building Permit Fee Check # 25340	IBBERSON MICHAEL A Legal Addr. 7068 WOODSMAN DR	72231	\$712.00
1/5/2023	UCC Training Fee Check # 25340	IBBERSON MICHAEL A Legal Addr. 7068 WOODSMAN DR	72232	\$4.50
Total fees collected on				1/5/2023 : 3 \$791.50
1/9/2023	Building Permit Fee Check # 1297	JJLH ASSOCIATES LTD, Legal Addr. 3801 PAXTON ST	72238	\$400.00
1/9/2023	UCC Training Fee Check # 1297	JJLH ASSOCIATES LTD, Legal Addr. 3801 PAXTON ST	72239	\$4.50
Total fees collected on				1/9/2023 : 2 \$404.50
1/10/2023	Zoning Permit Fee Check # 129	BRATIC DUSAN & KATHLEEN Legal Addr. 2451 PAXTON ST	72243	\$75.00
1/10/2023	Building Permit Fee Check # 1570	WENRICH, BRANDON BURR Legal Addr. 551 STRITES RD	72240	\$405.10
1/10/2023	UCC Training Fee Check # 1570	WENRICH, BRANDON BURR Legal Addr. 551 STRITES RD	72241	\$4.50
Total fees collected on				1/10/2023 : 3 \$484.60
1/11/2023	Building Permit Fee Check # 113	ROYER SHARON L. Legal Addr. 281 WORCESTER AV	72244	\$300.00
1/11/2023	UCC Training Fee Check # 113	ROYER SHARON L. Legal Addr. 281 WORCESTER AV	72245	\$4.50
1/11/2023	Zoning Permit Fee Check # 1194	KESHAV KRUPA LLC, Legal Addr. 6823 PAXTON ST	72246	\$75.00
Total fees collected on				1/11/2023 : 3 \$379.50
1/12/2023	Zoning Permit Fee Check # 112	REDDINGER DENNIS Legal Addr. 648 BARBARA DR L32	72247	\$75.00
Total fees collected on				1/12/2023 : 1 \$75.00

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Date	FEE TYPE	PAYER	APPLICATION #	Amount
1/13/2023	Zoning Permit Fee Check # 428	FOULKROD JERRY L & DEBORAH L Legal Addr. 751 S 60TH ST	72250	\$75.00
1/13/2023	Building Permit Fee Check # 464313	JJLH ASSOCIATES LTD, Legal Addr. 3801 PAXTON ST	72248	\$1,613.57
1/13/2023	UCC Training Fee Check # 464313	JJLH ASSOCIATES LTD, Legal Addr. 3801 PAXTON ST	72249	\$4.50
Total fees collected on 1/13/2023 : 3				\$1,693.07
1/16/2023	Building Permit Fee Check # 16684	POLLY JACLYN M Legal Addr. 202 N 47TH ST	72251	\$356.83
1/16/2023	UCC Training Fee Check # 16684	POLLY JACLYN M Legal Addr. 202 N 47TH ST	72252	\$4.50
Total fees collected on 1/16/2023 : 2				\$361.33
1/17/2023	Building Permit Fee Check # 1146	3950 TECHPORT DRIVE LP Legal Addr. 3950 TECPORT DR	72260	\$400.00
1/17/2023	UCC Training Fee Check # 1146	3950 TECHPORT DRIVE LP Legal Addr. 3950 TECPORT DR	72261	\$4.50
1/17/2023	Building Permit Fee Check # 1641	HWF REALTY LLC, Legal Addr. 2525 PAXTON ST	72256	\$400.00
1/17/2023	UCC Training Fee Check # 1641	HWF REALTY LLC, Legal Addr. 2525 PAXTON ST	72257	\$4.50
1/17/2023	ZONING / SIGN PERMIT Check # 1641	HWF REALTY LLC, Legal Addr. 2525 PAXTON ST	72258	\$75.00
1/17/2023	Zoning Permit Fee Check # 2793	NADEEM ASIYA Legal Addr. ANTHONY DR UT25	72253	\$75.00
1/17/2023	Zoning Permit Fee Check # 3547	SUPKO WILLIAM E Legal Addr. 540 S 60TH ST	72259	\$75.00
1/17/2023	Building Permit Fee Check # 7310	OAKLEY JEFFREY ALAN Legal Addr. 7062 WOODSMAN DR	72254	\$300.00
1/17/2023	UCC Training Fee Check # 7310	OAKLEY JEFFREY ALAN Legal Addr. 7062 WOODSMAN DR	72255	\$4.50
Total fees collected on 1/17/2023 : 9				\$1,338.50
1/18/2023	MEP - RESIDENTIAL Check # 1088	BOMBERGER, ARTHUR J Legal Addr. 3745 RUTHERFORD ST	72264	\$150.00
1/18/2023	UCC Training Fee Check # 1088	BOMBERGER, ARTHUR J Legal Addr. 3745 RUTHERFORD ST	72265	\$4.50
1/18/2023	Building Permit Fee Check # 179	WHITTINGTON, ALEXANDER WILLI Legal Addr. 6001 CANYON RD	72266	\$300.00

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1/18/2023	UCC Training Fee Check # 179	WHITTINGTON, ALEXANDER WILLI 72267 Legal Addr. 6001 CANYON RD		\$4.50
1/18/2023	Building Permit Fee Check # 252626	JJLH ASSOCIATES LTD 72262 Legal Addr. 3400 PAXTON ST		\$400.00
1/18/2023	UCC Training Fee Check # 252626	JJLH ASSOCIATES LTD 72263 Legal Addr. 3400 PAXTON ST		\$4.50
Total fees collected on 1/18/2023 : 6				\$863.50
1/19/2023	Building Permit Fee Check # CARD	COOPER DEREK M. & JENNIFER L. 72268 Legal Addr. 800 CARDINAL DR.		\$300.00
1/19/2023	UCC Training Fee Check # CARD	COOPER DEREK M. & JENNIFER L. 72269 Legal Addr. 800 CARDINAL DR.		\$4.50
Total fees collected on 1/19/2023 : 2				\$304.50
1/23/2023	Zoning Permit Fee Check # 1181	ABRIL ROBER A ROLDAN 72275 Legal Addr. 3126 SYCAMORE ST		\$75.00
1/23/2023	Building Permit Fee Check # 1335	ID GARDEN 26 LLC, DRUKER IGOR 72271 Legal Addr. 747 GARDEN DR		\$852.00
1/23/2023	UCC Training Fee Check # 1335	ID GARDEN 26 LLC, DRUKER IGOR 72272 Legal Addr. 747 GARDEN DR		\$4.50
1/23/2023	Building Permit Fee Check # 40174	TAYLOR CHRISTOPHER 72273 Legal Addr. 1358 PEIFFERS LN		\$300.00
1/23/2023	UCC Training Fee Check # 40174	TAYLOR CHRISTOPHER 72274 Legal Addr. 1358 PEIFFERS LN		\$4.50
Total fees collected on 1/23/2023 : 5				\$1,236.00
1/24/2023	ADJUSTMENT TO BUILDING Check # 1010	G & K REAL ESTATE LLC, 72280 Legal Addr. 4401 DERRY ST		\$320.00
1/24/2023	Building Permit Fee Check # 12210	DE MEJIA, KATHY M FELIZ GARCIA 72278 Legal Addr. 3729 BRISBAN ST		\$300.00
1/24/2023	UCC Training Fee Check # 12210	DE MEJIA, KATHY M FELIZ GARCIA 72279 Legal Addr. 3729 BRISBAN ST		\$4.50
1/24/2023	Zoning Permit Fee Check # 1338	SILVAGIO PHILIP 72277 Legal Addr. 3768 SHARON ST		\$75.00
Total fees collected on 1/24/2023 : 4				\$699.50
1/25/2023	Zoning Permit Fee Check # CARD	ROBERT ANTHONY JOHNSON 72281 Legal Addr. 7841 PAXTON ST		\$75.00
Total fees collected on 1/25/2023 : 1				\$75.00

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1/27/2023	Zoning Permit Fee Check # card	KOZNOSKIE KATHRYNE L Legal Addr. 308 LINCOLN AV	72282	\$75.00
1/27/2023	Building Permit Fee Check # CARD	KOZNOSKIE KATHRYNE L Legal Addr. 308 LINCOLN AV	72283	\$300.00
1/27/2023	UCC Training Fee Check # CARD	KOZNOSKIE KATHRYNE L Legal Addr. 308 LINCOLN AV	72284	\$4.50
Total fees collected on 1/27/2023 : 3				\$379.50
1/30/2023	Building Permit Fee Check # 063216	TARGET CORPORATION Legal Addr. 4600 HIGH POINTE BLVD	72288	\$400.00
1/30/2023	UCC Training Fee Check # 063216	TARGET CORPORATION Legal Addr. 4600 HIGH POINTE BLVD	72289	\$4.50
1/30/2023	Building Permit Fee Check # 10759	PDC PROPERTY HOLDINGS TWO L Legal Addr. 401 PORT VIEW DR Lot 7A	72292	\$5,400.00
1/30/2023	UCC Training Fee Check # 10759	PDC PROPERTY HOLDINGS TWO L Legal Addr. 401 PORT VIEW DR Lot 7A	72293	\$4.50
1/30/2023	Building Permit Fee Check # 1599	LE HUAN B & PHAM OANH TRUC Legal Addr. 801 S 29TH ST	72296	\$1,440.00
1/30/2023	UCC Training Fee Check # 1599	LE HUAN B & PHAM OANH TRUC Legal Addr. 801 S 29TH ST	72297	\$4.50
1/30/2023	ZONING / SIGN PERMIT Check # 1599	LE HUAN B & PHAM OANH TRUC Legal Addr. 801 S 29TH ST	72298	\$75.00
1/30/2023	Building Permit Fee Check # 2355	AREY JAMES L JR & JOANNE M Legal Addr. 5540 LANCASTER ST	72290	\$300.00
1/30/2023	UCC Training Fee Check # 2355	AREY JAMES L JR & JOANNE M Legal Addr. 5540 LANCASTER ST	72291	\$4.50
1/30/2023	UCC Training Fee Check # 70000840	HIGH POINTE COMMONS HOLDING Legal Addr. 4635 HIGH POINTE BLVD	72286	\$4.50
1/30/2023	Building Permit Fee Check # 70000840	HIGH POINTE COMMONS HOLDING Legal Addr. 4635 HIGH POINTE BLVD	72287	\$2,012.16
1/30/2023	Building Permit Fee Check # CARD	CAPSTONE RENTALS LLC Legal Addr. 4400 YORK ST	72294	\$520.00
1/30/2023	UCC Training Fee Check # CARD	CAPSTONE RENTALS LLC Legal Addr. 4400 YORK ST	72295	\$4.50
Total fees collected on 1/30/2023 : 13				\$10,174.16
1/31/2023	ZONING / SIGN PERMIT Check # 028111	VOLANT DEVELOPMENT COMPANY Legal Addr. 2517 SYCAMORE ST	72300	\$75.00
1/31/2023	Zoning Permit Fee Check # 2427	LINDSEY RONALD D & WANDA Legal Addr. 4811 ARNEY ROAD HBG	72299	\$75.00

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Daily Financial Report

From: 01/01/2023

To: 01/31/2023

<u>Date</u>	<u>FEE TYPE</u>	<u>PAYER</u>	<u>APPLICATION #</u>	<u>Amount</u>
			Total fees collected on	
			1/31/2023	: 2
				\$150.00

Swatara Township

599 Eisenhower Blvd.

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Daily Financial Report - Summary

From: 01/01/2023

To: 01/31/2023

Fee Type	Count	Amount
ADJUSTMENT TO BUILDING PERMIT	1 ✓	\$320.00
Building Permit Fee	22 ✓	\$17,711.66
MEP - RESIDENTIAL	1 ✓	\$150.00
UCC Training Fee	23	\$103.50
ZONING / SIGN PERMIT	3	\$225.00
Zoning Permit Fee	14	\$1,050.00
Total Fees Collected:	64	\$19,560.16
CARD	8	\$1,283.50
Check	56	\$18,276.66

SWATARA TOWNSHIP														
BUILDING AND CODES DEPARTMENT														
Permit Activity (includes all types of building & zoning permit activity)														
YEAR	NUMBER OF ALL PERMITS												VALUE OF ALL PERMIT FEES	
	2023	2022	2021	2020	2019	2018	2017	2023	2022	2021	2020	2019	2018	2017
	64	57	51	75	61	25	54	\$19,560	\$10,746	\$9,026	\$37,664	\$25,567	\$7,519	\$6,383
Dec		70	42	19	50	39	114		\$111,583	\$11,619	\$2,318	\$33,723	\$37,399	\$31,604
Nov		73	67	61	49	39	51		\$129,921	\$18,258	\$93,000	\$14,605	\$38,099	\$8,120
Oct		57	41	65	82	94	64		\$20,186	\$16,580	\$45,432	\$25,503	\$104,391	\$19,088
Sept		85	63	84	91	82	83		\$160,027	\$23,531	\$88,158	\$42,153	\$46,675	\$27,654
Aug		99	53	99	98	57	199		\$20,124	\$25,562	\$24,505	\$55,817	\$24,684	\$50,391
July		80	57	116	70	65	100		\$33,019	\$7,496	\$91,236	\$42,399	\$93,353	\$30,545
June		77	81	143	63	57	83		\$12,040	\$25,035	\$46,538	\$30,817	\$26,971	\$12,637
May		86	65	110	81	69	102		\$34,208	\$57,258	\$58,612	\$26,013	\$28,823	\$105,294
April		74	95	11	97	160	120		\$34,386	\$19,731	\$1,239	\$22,279	\$71,053	\$25,622
March		83	92	42	47	87	124		\$35,773	\$23,773	\$8,136	\$27,348	\$35,991	\$74,244
Feb		65	30	69	31	29	46		\$42,551	\$102,366	\$64,484	\$78,745	\$33,438	\$11,506
Jan	64	57	51	75	61	25	54	\$19,560	\$10,746	\$9,026	\$37,664	\$25,567	\$7,519	\$6,383
YTD		906	737	894	820	803	1140		\$644,564	\$340,235	\$561,322	\$424,969	\$548,395	\$403,087
REI														
Note:														01/05/23

Codes office closed to public most of March, April and May of 2020 due to COVID-19 Pandemic

SWATARA TOWNSHIP

CODE INSPECTOR ACTIVITY REPORT

Codes Officers:

Henry Good + Omar Sarotic

2023

MONTH	New Complaints & Inspections	Notice of Violations Issued	Follow-up Inspections Conducted	Citations Filed	Certified Letters Sent	Court Appearances	Fines Issued by MDJ	Cases Closed	Monitoring Station Visits	Zoning Inspectns	Notes
JANUARY	13	11	37	11	6	4	0	8	11	121	
FEBRUARY											
MARCH											
APRIL											
MAY											
JUNE											
JULY											
AUGUST											
SEPTEMBER											
OCTOBER											
NOVEMBER											
DECEMBER											
TOTAL											
NOTES:											
REI											

2/3/2023

DISTRICT 3 OLDS PROGRAM (June 2022 – June 2023 (Fifth Pump Cycle)

331	Properties fall under District 3 Program
236	Property owners paid \$50.00 registration fee
\$11,800.	Total amount collected
135	Passed Inspection
0	Current Failed Inspections
196	Remaining properties required to pump (101 paid registration fee; 95 have not paid registration fee
2	Property owners were sent letters suggesting they have system pumped on a more frequent basis due to high water levels in tank or other conditions

Note: OLDS report from Robert K. Felty, SEO, for the period January 2023

