

SWATARA TOWNSHIP

BUILDING AND CODES DEPARTMENT

Monthly Report and Update for October 2018

TO: James Fosselman, Township Manager, and Board of Commissioners
FROM: Robert E. Ihlein, Director of Planning and Zoning
DATE: November 8, 2018

1. Subdivisions and Land Development applications received this month: One – new MDJ office to be built at 28th and Paxton Streets.
2. Significant building permits issued this month (over \$2,500 in building permit fees):
 - a. Verdelli Farms – new building for Fresh Express on Grayson Road
 - b. Szeles Investments – interior alterations at McDonalds on Derry Street
 - c. Landmark Builders – 10 new townhomes on Anthony Drive
3. Other permit information: for details see Daily Financial Report Summary prepared by M.J. Snyder
 - a. total number of 94 permits were issued and the permit fees collected totaled \$104,391.50;
 - b. the total number of permits is still lower when compared to the same period in last two years, but the total fees collected for year to date are higher than the same period. See Monthly Summary for comparison to same month in 2017 and 2016.
4. Other meetings and/or information about upcoming land developments and transportation projects:
 - a. Tom Wilson, Steve Cordaro and I met with Joel McNaughton regarding reviving a project on Presidents Drive called Summit View approved in 1997 and the stormwater management requirements.
 - b. I met with representatives of Swatara Square regarding possible re-development of a pad site on the property.
 - c. I met with a commercial land planning specialist regarding the possible re-use of a property on Oakleigh.
 - d. A manager of an apartment complex asked me to meet to look at a possible site to use for a private dog park. It is a large stormwater basin and could work out for them.
5. Applications and/or hearings to the Zoning Hearing Board filed this past month: None.
6. Significant code enforcement actions taken this month:
 - a. Staff continues to follow up on property maintenance complaints. About 105 inspections were made during the month, many for high grass and weeds and property maintenance. Many of those complaints have been abated. See attached summary report from Code Enforcement Officers Henry Good. Omar Sarotic was on extended leave for the first part of the month.
 - b. Henry Good attended 5 court sessions, and I was there for two of them. This is the problem property on Beale Street we have been dealing with for several years. The defendant was found guilty and will be required to pay the fines if he does not clean the property up to our satisfaction.
 - c. The Township Solicitor is filed for a court order to get permission to go ahead with the demolition and removal of the fire damaged home located 440 N. 48th Street. The contractor has been selected. We are still patiently waiting for the court order to proceed.

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d. Department staff maintains a list of the most problematic properties. One involves a property with a dilapidated garage and accumulation of junk. There are a couple of vacant blighted properties. One of those is another situation where the owner of record is deceased, and no one wants to claim the property. Several of these properties will likely require some type of special legal action to get them cleaned up. We will bring them to your attention when demolition is required.

7. On Lot Sewage Disposal System (OLDS) program
Yvonne Bekelja sent bills to 489 property owners in May for the 4th cycle of District 2. They are now in their 4th pump cycle. Her report is attached.
8. Landfill leachate water quality monitoring station:
H.Good changed the battery at the station every week. The township was issued a new Industrial Discharge Permit by Capital Region Water that is good through March of 2023.
9. MS-4 Permit and Stream Preservation Fee:
 - a. Tom Wilson and I are working together on land development plans, stormwater complaints and permits, and MS4 Permit activities.
 - b. Tom Wilson has filed the required annual report for the MS4 Permit that was due on September 30th.
10. Progress on "Sidewalk Connections" study by Dawood Engineering:
Public workshops were held with the Planning Commission on July 9th and Board of Commissioners on July 11th. Public input will be gathered through August and used to help determine the most needed and logical places for new sidewalks and sidewalk improvements. This effort will become an element of the Township Comprehensive Plan Update.
11. Progress on Update to Township Comprehensive Plan:
A "Steering Committee" has been assembled to oversee the planning process. The members are Ed Troxell, Chad Martin, Karen Bear, Pat Horner and Tim Reardon. A 2-page Community Survey was included with the summer issue of the township newsletter. About 300 paper responses have been received. TCRPC has also helped with a link to an on-line survey site for those who prefer to respond in that manner and about 40 responses were received. Responses are now being entered into a database. The blended results will be used to help determine areas of focus for further analysis and discussion.
12. Significant meetings or training attended:
.I also attended 2.5 days of the Pennsylvania Planning Association annual conference in Erie. There were many planners there from counties and large municipalities. I attended several sessions on keeping ordinances updated and on land use law. There were also some good presentations and discussions about affordable housing and economic development. I will share some of these thoughts with the Planning Commission.
.M.J. Snyder and I attended a training session held by the Dauphin County Department of Public Safety regarding conventions in addressing buildings and upcoming upgrades to the 911 call system.

Please let me know if you have any questions or concerns. Thank you.

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	A	B	C	D	E	F	G
1	SWATARA TOWNSHIP						
2	BUILDING AND CODES DEPARTMENT						
3							
4	Permit Activity (includes all types of building & zoning permit activity)						
5							
6	NUMBER OF ALL PERMITS			VALUE OF ALL PERMIT FEES			
7	2018	2017	2016	2018	2017	2016	
8							
9	Dec	114	67		\$31,603.50	\$10,033.00	
10	Nov	51	58		\$8,119.50	\$22,087.00	
11	Oct	94	64	69	\$104,391.00	\$19,087.60	\$15,863.00
12	Sept	82	83	80	\$46,675.00	\$27,654.00	\$8,476.00
13	Aug	57	199	108	\$24,684.00	\$50,391.00	\$11,557.00
14	July	65	100	53	\$93,353.00	\$30,545.00	\$11,825.00
15	June	57	83	158	\$26,971.00	\$12,637.00	\$39,284.00
16	May	69	102	91	\$28,823.00	\$105,294.00	\$15,376.00
17	April	160	120	106	\$71,053.00	\$25,622.00	\$24,183.00
18	March	87	124	162	\$35,991.00	\$74,244.00	\$70,804.00
19	Feb	29	46	50	\$33,437.50	\$11,506.00	\$35,754.00
20	Jan	25	54	53	\$7,518.50	\$6,383.00	\$17,316.00
21							
22	YTD	725	975	930	\$472,897.00	\$363,363.60	\$250,438.00
23							
24	REI						11/02/18