

The Swatara Township Board of Commissioners held a Public Hearing on the UCC Ordinance Amendment on Wednesday, March 11, 2015, at 7:35PM at the Swatara Township Administration Building, 599 Eisenhower Boulevard, Swatara, PA 17111.

Members of the Board present were: Commissioners Varner, Connolly, Spandler, Chiavetta, Troxell, Milakovic, Weikle, Moyer, and Boudier. Also present: Administrator Cornell, Assistant Administrator Zimmerman, Solicitor Wion, Zoning Officer Hardman, and Assistant Secretary Echterling.

MOYER: This is the time, date and place set for the Public Hearing to review and receive public comment on a proposed Amendment to the Swatara Township Code of Ordinances relating to zoning provisions which add a definition of "Regional Mall Complex", and adds the number of off-street parking spaces required for an Enclosed Regional Mall Complex.

Let the record show that Notice of this hearing has been duly advertised as required by law. Also let the record reflect that copies of the proposed ordinance were submitted to the Swatara Township Planning Commission and the Dauphin County Planning Commission 30 days prior to this hearing, also as required by law. The Swatara Township Planning Commission has considered the Ordinance Amendment and returned it to this Board for review. The Dauphin County Planning Commission has made a report with its recommendations and comments.

At this time, I will call on Zoning Officer Janet Hardman to briefly explain and outline the proposed Ordinance.

HARDMAN: Good evening Mr. President and members of the Board and the public. The Harrisburg Mall has submitted an application to amend the zoning ordinance to define an Enclosed Regional Mall and to include a parking requirement for just the mall which is one for every 333 square feet of leasable area. That pretty much sums it up. It's just a definition of what a mall is and the requirements for the mall. Before it was just lumped under shopping center.

MOYER: Any questions or comments? Is there anyone from the public who wishes to make a comment in relation to this ordinance? Anyone to my right? Anyone to my left? Please come up and state your name and address.

SWATARA TOWNSHIP

PUBLIC HEARING

BOARD OF COMMISSIONERS

MARCH 11, 2015

PUBLIC: Good Evening President Moyer and the rest of the Board and my fellow members of the public. My name is Bill Russell and I live at 3222 Wheatfield Road in Finksburg Maryland. My company owns the Harrisburg Mall and I serve as the Director. I appreciate the opportunity to present this amendment. It was very well thought out, it gives us a lot of flexibility moving forward to turn this mall around. Excuse me, I am under the weather. It has been a pleasure to work with members of Swatara Township. I believe this particular amendment will have no effect on the overall parking of the mall as we have over 4,000 parking spaces. But it just allows us some flexibility to pursue particular uses which are the trending malls which will keep us alive and well. I am here to answer any questions and appreciate your consideration on this.

MOYER: Are there any Commissioners who wish to make any comments in relation to this Ordinance?

CONNOLLY: I have a comment. I was fortunate enough to meet Mr. Russell and members of his staff at the 45th birthday of the mall and he made the mistake of asking me to say a few words and as you know sometimes I am long winded but I tried to keep them brief. But I was very honest to say that the group that is running the mall now has really turned things around. The mall used to be an eyesore. I spoke about rise and fall of the mall, it really had fallen on hard times. The front was unfinished and we had no idea what was going to happen there. So overall it looks good and is headed in the right direction and any way we can help continue, at least personally, I will do anything I can because we don't want it to slide back to where it was going. So thank you very much.

MOYER: Any other comments?

TROXELL: Yes I have some questions. How will this impact any future development with potential malls coming into the area? We have looked at stuff along 322 over a period of time and how will this language impact that future planning.

HARDMAN: This just deals with parking requirements so I don't think there will be any impact.

MOYER: I might add that this is for an enclosed regional mall complex and that is not the trend. So that was the unique identifier.

WEIKLE: I have one. It says one per 333 square feet of leasable floor area. So that is what we are reducing it down to. So one parking space, if I am understanding this, for every 333 square feet of leasable space is that correct?

SWATARA TOWNSHIP
BOARD OF COMMISSIONERS

PUBLIC HEARING

MARCH 11, 2015

HARDMAN: Yes. Yes that is correct.

TROXELL: Now, if I could. When we in the ordinance lay out the retail restaurant entertainment yada yada going on and on - will any of that language act in a prohibited fashion meaning if there is another concern or another regional mall enclosed etc.etc. That you feel would prohibit or they wouldn't come under this.

HARDMAN: It should not prohibit anything in anyway or a mall with parking would fit under this requirement if it is enclosed regional mall for parking.

TROXELL: Thank you.

MOYER: Any other questions? I would simply add to Mr. Connolly, when you first took over the mall and had the introductions and the thing we talked about was being a good neighbor. That is what we are looking for in Swatara Township with partnering with good neighbors and as Mr. Connolly has said you guys have been very good neighbors. We appreciate that in Swatara Township. Thank you.

I declare this Public Hearing closed and we will now reconvene the Regular Meeting of the Board of Commissioners.

Julie A. Echterling

Julie Echterling, Assistant Township Secretary