

SWATARA TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
December 4, 2018

The Swatara Township Planning Commission regular meeting was called to order with the Pledge of Allegiance, on Tuesday, December 4, 2018, at 7:00 p.m., at the Swatara Township Administration Building, 599 Eisenhower Boulevard, Swatara, Pennsylvania 17111.

Members of the Commission present:

Chuck Bowser, Chairman	Steve DeFrank
Dave Downey, Vice-Chairman	Chad Martin
Mark Caruso	Karen Bear
Frank Rubinic	Pat Horner

Member(s) absent: Pat Blumenthal.

Also, present: Robert Ihlein, Swatara Township Planning and Zoning Coordinator and Secretary to the Planning Commission; Stephen Cordaro, Project Engineer, Dawood Engineers, Township Engineer, and Steve Deck, Staff Member, Dauphin County Planning Commission.

APPROVAL OF MINUTES: There was a correction on the minutes of the November 6, 2018, regular meeting minutes under members absent. It should only show Pat Blumenthal once. Steve DeFrank made a motion to approve the minutes of the November 6, 2018, regular meeting as corrected. Chad Martin seconded the motion and the motion carried with a 8-0 vote.

PUBLIC COMMENTS, INCLUDING REPORTING OF STORM WATER MANAGEMENT ISSUES: No public comments, or storm water management issues at this time.

OLD BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:

- **PROJECT 2018-10c: Dauphin County MDJ Office - land development plan for a new 5,000 square feet Magisterial District Judge Office on a 1.35 acre lot.**
Applicant: The Dauphin County General Authority.
Location: Southeast corner of 28th and Paxton Streets.
Plan Dated: October 23, 2018.
BOC Action Deadline: February 5, 2019:
Waivers Requested: 1) 253-11 Preliminary Plan Submission, 2) 247-10.F.3 - Existing Impervious Cover.
Status: accepted for review by the Planning Commission on November 6, 2018.

The Developer presented the plan to the Planning Commission members. Dauphin

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County Planning Commission, Township Engineer, Mr. Tom Wilson, for Stormwater issues and Township Staff reviewed the plan. Mr. Cordaro discussed the possibility of a roundabout on 28th Street at Sycamore Street that would need driveway modifications on the County property. This is a separate project being considered by the Township and does not impact the development of this property. The proposed driveway could be modified in the future if the intersection is reconfigured. The property is served with public water and public sewers.

It was the consensus of the Planning Commission members to recommend, to the Board of Commissioners, to grant the request for the following waivers:

- a) SALDO 253-11 - Preliminary Plan Submission.
- b) SALDO 247-10.F.3 - Existing Impervious Cover.

Frank Rubinic made a motion to recommend, to the Board of Commissioners, conditional approval of the Plan of Dauphin County MDJ Office, dated October 23, 2018. Pat Horner seconded the motion and the motion carried with a 8-0 vote.

- Other Subdivision and Land Development Projects - See "Plan Status Report."

NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:

- Project 2018-11C: Sycamore Street Storage - Land development for a new 81,460 square feet. Self-storage facility on 5.89 acres:
Applicant: Volant Development Company
Location: Between 2501 and 2645 Sycamore Street
Plan Dated: October 23, 2018.
BOC Action Deadline: March 3, 2018
Waivers Requested: 1) 253-11.A, Preliminary Plan Submission.
Status: submitted to the Planning Commission for acceptance on December 4, 2018.
Dave Weibrecht, P.E. and the Developer, Ken Laird, presented the plan to the Planning Commission for review. In discussion, the plan does not anticipate a great deal of new traffic. There are about 600 storage units, and there are usually two people in the office.

Frank Rubinic made a motion to approve accepting the plan for review. Dave Downey seconded the motion and the motion carried with a 8-0 vote.

OTHER PLANNING ISSUES AND DISCUSSIONS:

- Update of the Township Comprehensive Plan: The Steering Committee held their third meeting on August 6. The data collection phase of the process was held open

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through the end of August. Staff worked on compiling the responses through the Fall. The Committee met again on November 6. The draft summary of the Community Survey was discussed, and a Summary Report will be released in the near future. The next step will be to form several “focus groups” to discuss problems and identify solutions.

- Planning Commission Annual Report for 2017: still a work in progress.
- Incorporating “Design Compatibility Standards” into the zoning and subdivision and land development ordinances: This was discussed last month. Some standards could be incorporated into the ordinances along with some other updates in 2019.
- Township Planning Commission schedule of meetings for 2019: The Planning Commission meetings will be held on the First Tuesday of the month, except for the following date changes: Tuesday, January 8, 2019, Monday, August 5, 2019, and Tuesday, December 10, 2019.
- Township Review of member attendance during 2018.
- Township Planning Commission: appointments for 2019 - none are needed, but five expire at the end of 2019.
- Street and Highway Improvements Planning: Sycamore and Paxton Streets: The Planning Commission reviewed the preferred alternative. Tri-County Regional Planning Commission will try to get this project listed on the Regional Transportation Improvement Plan for funding.
- Street and Highway Improvements Planning: Eisenhower Interchange: The Planning Commission reviewed the preferred alternative. There are some residential and business properties that will be affected. This plan will be discussed again as the project moves toward the final design state.

ZONING HEARING BOARD ACTIVITY: The Zoning Hearing Board had no activity in November.

COMMISSION MEMBER REQUESTS AND COMMENTS: There were no comments and requests at this time.

COMMUNICATIONS AND ANNOUNCEMENTS: No communications and announcements at this time.

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NEXT MEETING: The next meeting is scheduled for Tuesday, January 8, 2019, at 7:00 p.m.

ADJOURNMENT: Chad Martin made a motion to adjourn the meeting. Dave Downey seconded the motion and the motion carried with a 8-0 vote. The meeting adjourned at 8:07 p.m.

Frances Peck, Recording Secretary