

SWATARA TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
February 5, 2019

The Swatara Township Planning Commission regular meeting was called to order with the Pledge of Allegiance, on Tuesday, February 5, 2019, 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
Pat Horner	

Member(s) absent: Pat Blumenthal and Frank Rubinic

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 Andrea Viazanko, Staff Member, Dauphin County Planning Commission.

APPROVAL OF MINUTES:

Steve DeFrank made a motion to approve the minutes of the January 8, 2018, regular meeting as presented. Mark Caruso seconded the motion and the motion carried.

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

OLD 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: Voland 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
Status: Accepted for review by Planning Commission on December 4, 2018. See review comments from Dauphin County Planning. Zoning Officer, Township Engineer and Township Stormwater Engineer:

Revised plans submitted January 18, 2019.

The Plan is located in a M-L, Limited Manufacturing Zoning District served with public water and public sewer. Dauphin County Planning Commission, Township Engineer and Township Staff reviewed the plan. Tom Wilson, PE reviewed the plan and all the comments have been resolved.

It was the consensus of the Planning Commission members to recommend, to the Board of Commissioners, approval of the following waiver request:

SALDO- 253-11.A, Preliminary Plan.

Pat Horner made a motion to recommend, to the Board of Commissioners, conditional approval of the Plan of Sycamore Street Storage, dated October 23, 2018, with the conditional that they check the entrance drive and the island on the east side for a ladder truck to be able to negotiate the 180 degree turn in order to clear the north end of the building No. 3, and to reach the north end of building No. 1. It may be necessary to reduce the length of the island to provide the needed clearance. Chad Martin seconded the motion and the motion carried.

NEW BUSINESS - SUB DIVISION AND LAND DEVELOPMENT PLANS:

- **Project 2019-01R:** Harrison - High Street Subdivision. Harrison Properties is the owner and proposed to subdivide an existing 11, 554 square foot parcel into two lots. One lot would contain the existing dwelling unit and the second lot would become an available building lot. No development is proposed at this time.
Location: 419 High Street
Plan Dated: January 25, 2019.
BOC Action Deadline: May 5, 2019
Waivers Requested: 1) 253-11.A Preliminary Plan.
Status: submitted for review by Planning Commission on February 5, 2019.

Craig Bachik represented the plan. In the discussion it was indicated that installation of the sidewalks would be deferred until actual construction of the building. Stormwater management needed when the building would be completed. Also discussed, primary control point and monuments. Steve DeFrank made a motion to accept the plan for review. Dave Downey seconded the motion and the motion carried.

- **Sketch Plan Review: "Ridgeview":** The Sketch Plan was submitted by James Snyder, representing the McNaughton Company. (The project was formerly approved as "Ridgeview Commerce Park" The sketch plan is located in a Commercial General District and was first submitted in 2005, for 96 dwelling units.

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PROJECTS RECENTLY REVIEWED:

- **Project 2018-10C: Dauphin County MDJ Office:** A land development plan for a new 5,000 square foot 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
Status: Recommended for approval by the Planning Commission on December 4, 2018; approved by the Board of Commissioners on January 9, 2019.
- **Other Subdivision and Land Development Projects - See “Plan Status Report.”**

OTHER PLANNING ISSUES AND DISCUSSION:

- **Update of the Township Comprehensive Plan “Swatara Rising 2025:”**
The draft summary of the Community Survey was discussed, and a draft Summary Report is being released. Staff is working to assemble information on various projects that are pending and has started drafting a report. The next step will be to form several “focus groups” to discuss problems and identify solutions.
- **Planning Commission Annual Report for 2017** will not get completed due to staff time constraints. The **Report for 2018** is being submitted to the Planning Commission for review and approval.
- **Design and Development Compatibility Standards for the Zoning Ordinance:**
This was identified as an ongoing project and new information will be submitted in March.
- **Sidewalk Study:** Robert Ihlein handed out the Sidewalk Study Project, submitted by Dawood, the Township Engineers, for the Planning Commission members review, and it will be placed on the March agenda.

ZONING HEARING BOARD ACTIVITY:

No activity in January.

COMMISSION MEMBER REQUESTS AND COMMENTS:

No comments from the members at this time.

COMMUNICATIONS AND ANNOUNCEMENTS: No communications and

announcements at this time.

NEXT MEETING:

The next meeting for the Planning Commission will be held on March 5, 2019, at 7:00 p.m.

ADJOURNMENT: Steve DeFrank made a motion to adjourn the meeting. Pat Horner seconded the motion and the motion carried. The meeting adjourned at 7:46 p.m.

Frances Peck, Recording Secretary