

SWATARA TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
March 5, 2019

The Swatara Township Planning Commission regular meeting was called to order with the Pledge of Allegiance, on Tuesday, March 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    |
| 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 Andrea Viazanko, Staff Member, Dauphin County Planning Commission.

APPROVAL OF MINUTES:

Steve DeFrank made a motion to approve the minutes of the February 5, 2019, regular meeting. Dave Downey Martin seconded the motion and the motion carried. The motion carried with a 8-0 vote.

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

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

OLD BUSINESS - SUBDIVISION 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) 253-1.A - Preliminary Plan.

Status: submitted for review by Planning Commission on February 5, 2019. County, Engineer, and Zoning Officer reviews have been completed. Revised plans dated February 25, 2019 submitted for consideration.

The property is in a Residential Medium Density District, served with public sewer and water. All comments from Dauphin County Planning Commission, Township Engineer, and staff comments have been addressed.

It was the consensus of the Planning Commission members to recommend, to the Board of Commissioners, support of the requested waiver:

- (a) 253-11-a - Preliminary Plan.

Pat Horner made a motion to recommend, to the Board of Commissioners, approval of the Plan of Harrison - High Street Subdivision, dated January 25, 2019, Revised February 25, 2019. Karen Bear seconded the motion and the motion carried with a 8-0 vote.

NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS: There are no new plans for this month.

PROJECTS RECENTLY REVIEWED:

- Project 2018-11C: Sycamore Street Storage - land development for a new 81,460 sq. ft. self-storage facility on 5.89 acres.  
Applicant: Volant Development Company  
Location: between 2501 and 2645 Sycamore Street  
Plan Dated: October 23, 2018  
Status: accepted for review by Planning Commission on December 4, 2018  
Recommended for approval on 2/5/2019 and approved by the Township Board of Commissioners on 2/13/2019.
- Other Subdivision and Land Development Projects - See "Plan Status Report."

OTHER PLANNING ISSUES AND DISCUSSION:

- Robert discussed the update of the Township Comprehensive Plan "Swatara Rising 2025" The Steering Committee is guiding the overall process. Staff is working to assemble information on various projects that are pending and has started drafting a report. Almost 30 different projects have been identified, and there may be more. The next step will be to form three "focus groups" to discuss problems and identify solutions. These are 1) Transportation, 2) Improving Neighborhoods, and 3) Economic Development and Municipal Facilities. The Planning Commission will be the "sounding board" to review and discuss the various projects and make recommendations. The Board of Commissioners has been asked to appoint one

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member to one of the focus groups. They may be making that decision later this month. Robert stated information is on the Township's Blog Website.

- **Transportation:**  
PennDOT has scheduled a meeting to reveal a draft plan for the US 322/Chambers Hill Road/Grayson Road intersection on March 6, 2019, at 2:00 p.m. The meeting will be held in the main meeting room of the Township Administration Office.
- **Design and Development Compatibility Standards for the Zoning Ordinance:**  
Handouts were handed out for the members review. This was identified as a need and an ongoing project. Robert discussed possible items for the ordinance, front yard setback modifications, accessory structures, and maybe to form a committee for changes to the Zoning Ordinances to present to the Board of Commissioners. Also, discussed they are working on the signage for the Township.
- **Update on the Sidewalk Study Project:**  
Robert announced that the final report will be presented to the Board of Commissioners at their March 13, 2019, meeting. Township Staff will be presenting the report to the Tri-County Regional Planning Commission on March 28, as required under the conditions of the planning grant.
- **Susquehanna Township Comprehensive Plan:**  
Susquehanna Township had sent a draft copy for the Township's review. The staff will prepare comments and have the Board of Commissioners send a response.
- **Zoning Ordinance issues:**  
A review and discussion of definitions and additional requirements for "BYOB Clubs" and "Nightclubs" is needed. Robert discussed possible BYOB and Night Clubs in the Township, especially the land along Cameron Street. In the ordinances there are no definitions for BYOB in a commercial use. After Hours Clubs is a definition, but night clubs there are no requirements listed. Taverns were discussed. Robert stated he would research this and get back to the members.

**ZONING HEARING BOARD ACTIVITY:**

- A notice was provided for the Planning Commission members for a hearing being held on Thursday, March 14, 2019, at 7:00 p.m. concerning a proposed billboard. Robert gave an update on the proposed hearing.

**COMMISSION MEMBER REQUESTS AND COMMENTS:**

- Chad Martin asked about and discussed stormwater fees, or administrative fees in the Township. Steve Cordaro discussed pipes and drainage channels, and

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authorization for designs in certain areas. Areas in Garden Drive, Grayson Road, Rupp Hill Road, and the Railroad property.

NEXT MEETING:

- The next meeting will be held on April 2, 2019, at 7:00 p.m.

ADJOURNMENT

- Dave Downey made a motion to adjourn the meeting. Chad Martin seconded the motion and the motion carried with a 8-0 vote.

Frances Peck, Recording Secretary