

SWATARA TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
April 2, 2019

The Swatara Township Planning Commission regular meeting was called to order with the Pledge of Allegiance, on Tuesday, April 2, 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, and Andrew Bomberger, Staff Member, Dauphin County Planning Commission.

APPROVAL OF MINUTES:

Steve DeFrank made a motion to approve the minutes of the March 5, 2019, regular meeting. Pat Horner seconded the motion and the motion carried.

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

OLD BUSINESS: No old plans this month.

NEW BUSINESS - SUBDIVISION/LAND DEVELOPMENT PLANS: No new plans this month.

PROJECTS RECENTLY REVIEWED:

- 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  
Recommend for approval on 3/5/2019 and approved by the Township Board of Commissioners on 3/13/19.
- Other Subdivision and Land Development Projects: See "Plan Status Report."

## OTHER PLANNING INFORMATION ITEMS, ISSUES AND DISCUSSION:

- (Information) Update of the Township Comprehensive Plan "Swatara Rising 2005". 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. The projects are grouped into three "focus areas" to help 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 will be involved based on their current committee assignments. (See the updated list of projects.)

Robert Ihlein discussed a Westerville, Ohio map and discussed possible projects and street maintenance programs, also possible projects being looked at for the Comprehensive Plan. This was used as technology information that is new, referred to as a story board. He would like to use this as part of the Comprehensive Plan Update. He would like to use this style and will work with Daewood Engineering on this. He also discussed an example of one that was done for Paxton Street by Daewood Engineering.

- (Information) Transportation:  
PennDOT revealed a draft plan for the US 322/Chambers Hill Road/Grayson Road intersection on March 6, at 2:00 p.m. The project is still in preliminary design status. However, as it was presented, the design will be another big change to the geography of the road network in the Township.
- (Information) June meeting: Robert Ihlein will not be in attendance at the meeting due to travel plans. If there are plans and a meeting is held, Robert will work with Steve Cordaro to cover the meeting.
- (Discussion) Design and Development Compatibility Standards for the Zoning Ordinance: This was identified as a need and an ongoing project. See handouts for review. Should the Standards apply to certain sections of the Derry Street business district? Review of information from the Derry Street Safety Study. Discussed a section of Derry Street and certain types of redevelopment to be included there.
- (Discussion) Update on the Sidewalk Study Project:  
The final report was presented to the Board of Commissioners at their March 13th meeting. Staff also presented the report to the Tri-County Regional Planning Commission on March 28th as required under the conditions of the planning grant. Review the List of Projects and discuss possible priorities. Comparison to the "Pedestrian Greenway Access Study" of 2009. Is it possible to put on the Comprehensive Plan and possibly get grants? This discussion will be continued at a later time, and will ask Daewood to come back for more answers on this issue. Also discussed, was safety in the area of Eisenhower Boulevard and Lindle Road, and Business Improvement District in the Business Tax

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area. Discussed the Harrisburg Street, Orchard Drive and Friendship area. Also, discussed the incorporation of the recreation plan into the Comprehensive Plan.

- Zoning Ordinance Issues (1):  
A review and discussion of definitions and additional requirements for “BYOB Club’s and “Nightclubs” is needed. Also a review of definitions from other ordinances. Robert discussed the area and problems regarding the definition and requirements for this issue. You can find a copy of the Township Ordinances on the Swatara Township website for review.
- Zoning Ordinance issues (2):  
A review and discussion regarding minimum lot size requirements for residential uses in commercial districts, and how many houses can be put on a 20,000-square foot lot? It was determined that four homes would fit on that size lot. (See “Attachment 2” of the Zoning Ordinance.
- (Discussion) Shade Tree Commission:  
At the next meeting, a possible review of the existing ordinance will be held to see if it should be recommended for revival as part of the Comprehensive Plan Update.
- Zoning Hearing Board Activity:  
See the attached notice for a hearing on Thursday, March 14, 2019 at 7:00 p.m. concerning a proposed billboard. This hearing was continued to April 25, 2019.

COMMISSION MEMBER REQUESTS AND COMMENTS: No comments at this time.

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

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

ADJOURNMENT: Chad Martin made a motion to adjourn the meeting. Karen Bear seconded the motion and the motion carried. The meeting adjourned at 9:11 p.m.

Frances Peck, Recording Secretary