

SWATARA TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
May 7, 2019

The Swatara Township Planning Commission regular meeting was called to order with the Pledge of Allegiance, on Tuesday, May 7, 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	

Member(s) absent: Pat Blumenthal and Pat Horner.

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 April 2, 2019, regular meeting. Mark Caruso seconded the motion and the motion carried.

PUBLIC COMMENTS, INCLUDING REPORTING OF STORM WATER

MANAGEMENT ISSUES: No public comments, or storm water issues at this time.

OLD BUSINESS:

- No old plans for this month.

NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:

- Sketch Plan Review - "Highland Street Site" by Earth Net Energy/Brim Builders. The sketch plan was presented for comments from the Planning Commission members. The proposed plan would have possible public sewer, with complicated options available. The district is zoned Agricultural and R-M District located to the north of the property. The developer would like it changed to R-L. The change in zoning was discussed. It consists of 100 acres. Impacts on the road construction, and it is not in an area they would take property. A study would be done. They would like to maximize density. Sidewalks would be put in all the way to Route 441. Robert Ihlein stated, on request from the Planning Commission members, to coordinate a road trip to other developments that are similar to this project.

- Project 209-02C - Lebo Subdivision: re-subdivision and lot line changes to three (3) existing commercial lots.  
Location: Lancaster Street and Derry Street (former Brightwood Institute.)  
Plan Dated: 04/29/2019.  
BOC Action Deadline: 08/09/2019  
Mark Caruso made a motion to accept the Plan of the Lebo Subdivision for review.  
Dave Downey seconded the motion and the motion carried.

OTHER SUBDIVISION/LAND DEVELOPMENT PROJECTS - SEE "PLAN STATUS REPORT."

OTHER PLANNING INFORMATION ITEMS, ISSUES AND DISCUSSION:

- (Information) Update of the Township Comprehensive Plan "Swatara Rising 2025". The Steering Committee is guiding the overall process. The projects are grouped into three "focus areas" to help discuss problems and identify solutions. These are 1)Transportation, 2) Improving Neighbors, 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.) Scott Bechard, from Daewood, presented a Power Point presentation to the Board members. Discussed: Projects not scoped? Why did the five make it to the list? Lindle Road and Highland (441) and Eisenhower Boulevard. The study looked at the pedestrian safety and street crossing. Sycamore Street sidewalk extension discussed and whether the Township can insist renters, or owners take care of the sidewalks. Also discussed: Paxton Street sidewalk extension and crossing at 32nd Street; Paxton Street/City Park Drive Crossing; Derry Street/63rd Street Crossing; Grayson Road/63rd Street crossing. Mr. Ihlein asked if he would be willing to recommend these five? Also, discussed: Township making the new hotel in Tecport to extend the sidewalk; Application for Greenlight Go Project, and the property near Ivy Ridge Project.

It was the consensus of the Board for Robert Ihlein to list five areas for the list. Also discussed was the Orchard Drive area in Swatara Township

- (Information) The June Meeting. Mr. Ihlein will not be in attendance to due travel plans.
- (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? Is there an opportunity to a "Complete Streets/Healthy Corridor" project from East Park Drive to Hebron Lane?  
Make a decision as to which zoning districts should be included in the Overlay Districts.

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- (Discussion) Update on the Sidewalk Study Project: The final report was presented to the Board of Commissioners at their March 13th meeting. Staff presented the report to the Tri-County Regional Planning Commission on March 28, 2019, 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.  
Discussed the planners policy on redevelopment of how to do transportation corridors on Derry Street.  
Make a recommendation to the Board of Commissioners.
- (Discussion) Zoning Ordinance Issues:  
A review and discussion regarding minimum lot size requirements for residential uses in commercial districts will be held at another meeting. See "Attachment 2" of the Zoning Ordinance.
- (Discussion) Shade Tree Commission:  
A review of the existing ordinance to see if it should be recommended for revival as part of the Comprehensive Plan Update.  
Make a recommendation to the Board of Commissioners. This will be brought up at another meeting.
- (Discussion) PA Act 209 Transportation Impact Fees:  
The members of the Board should review the new handout materials and discuss the process and possible benefits at another meeting.

ZONING HEARING BOARD ACTIVITY:

- A hearing was held on Thursday, April 25, 2019, concerning a proposed billboard near the southbound lanes of I-83 on the property of Eshenaur Rentals. The permit was denied by the Township Zoning Officer, which was appealed by the Applicant. The Zoning Hearing Board upheld the decision of the Zoning Officer, based on the information presented at the hearing.

COMMISSION MEMBER REQUESTS AND COMMENTS:

No commission members requests, or comments at this time.

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

The next meeting is scheduled for June 4, 2019, at 7:00 p.m.

NEXT MEETING:

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ADJOURNMENT: Mark Caruso made a motion to adjourn the meeting. Steve DeFrank seconded the motion and the motion carried. The meeting adjourned at 9:10 p.m.

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Frances Peck, Recording Secretary