

SWATARA TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
June 4, 2019

The Swatara Township Planning Commission regular meeting was called to order with the Pledge of Allegiance, on Tuesday, June 4, 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: Stephen Cordaro, Project Engineer, Dawood Engineers, Township Engineer, and Andrea Viazanko, Staff Member, Dauphin County Planning Commission.

APPROVAL OF MINUTES:

Frank Rubinic made a motion to approve the minutes of the May 7, 2019, regular meeting. Karen Bear seconded the motion and the motion carried.

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

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

OLD BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:
No old plans for this month.

NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:

- Project 2019-02C - Lebo Subdivision: resubdivision 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: 08/09/19
Status: Reviews by the Township Zoning Officer and Township Engineer have been completed.

The property is located at 5650 and 5660 Lancaster Street in a Limited Commercial District, served with public water and public sewer. There are no changes to the

existing structures at this time. Dauphin County Planning Commission, Township Engineer, and Township Staff reviewed the plan.

The following waivers were requested:

SALDO - Section 253-11 - Preliminary Land Development Plan:

SALDO - Section 253-32-A - Deferment of Installation of Sidewalks:

It was the consensus of the Planning Commission to recommend, to the Board of Commissioners, to grant approval of the requested waivers.

Karen Bear made a motion to recommend, to the Board of Commissioners, approval of the Plan for 5650 and 5660 Lancaster Street. Pat Horner seconded the motion and the motion carried.

OTHER SUBDIVISION AND LAND DEVELOPMENT PROJECTS: See "Plan Status Report."

OTHER PLANNING INFORMATION ITEMS, ISSUE 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 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.
- (Information) June Meeting - Robert Ihlein was not in attendance due to travel plans.
- (Discussion) Design and Development Compatibility Standards for the Zoning Ordinance. This was identified as a need and 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? A decision should be made as to which zoning districts should be included in the Overlay Districts.

The members discussed the area of 40th and 50th Streets, near East Park Drive for the goals to Transform Better Communities. Discussed was the goal to possibly incorporate this into the Comprehensive Plan. Chuck Bowser stated he would like to see a sample of an ordinance.

The members discussed the Transportation Impact Memorandum, received from Dawood Engineers, on the Lane Use Designation Revisions for Lindle Road and

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Eisenhower Boulevard on the recommendation that the left lane and through-lane be included in the left turn lane only, and the right lane to be a right turn only.

- (Discussion) Update on the Sidewalk Study Project:
The final report was presented to the Board of Commissioners at their March 13, 2019, meeting. Staff presented the report to the Tri-County Regional Planning Commission on March 28, 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.
 - The recommendation has been made to the Board of Commissioners.
- (Discussion) Zoning Ordinance Issues.
A review and discussion regarding the definition of a “Flag Lot” was discussed by the Commission members.
- (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.
 - A recommendation will be made to the Board of Commissioners.
- (Discussion) PA Act 209 Transportation Impact Fees:
 - The Planning Commission should review the new handout materials and discuss the process and possible benefits.

ZONING HEARING BOARD ACTIVITY:

No Zoning Hearing activity in May.

COMMISSION MEMBER REQUESTS AND COMMENTS:

No member requests, or comments at this time.

NEXT MEETING:

- The next Meeting is scheduled for July 2, 2019, at 7:00 p.m.

ADJOURNMENT: Frank Rubinic made a motion to adjourn the meeting. Dave Downey seconded the motion and the motion carried. The meeting adjourned at 7:44 p.m.

Frances Peck, Recording Secretary