

SWATARA TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
August 5, 2019

The Swatara Township Planning Commission regular meeting was called to order with the Pledge of Allegiance, on Tuesday, August 5, 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
Dave Downey, Vice-Chairman
Mark Caruso

Karen Bear
Chad Martin

Member(s) absent: Pat Blumenthal, Frank Rubinic, Steve DeFrank and Pat Horner.

Also, present: Robert Ihlein, Swatara Township Planning and Zoning Coordinator and Secretary to the Planning Commission, and Andrea Viazanko, Staff Member, Dauphin County Planning Commission.

APPROVAL OF MINUTES:

Minutes of the June 4, 2019, Regular Meeting. (There was no meeting in July.) Karen Bear made a motion to approve the minutes of the June 4, 2019, regular meeting. Chad Martin seconded the motion and the motion carried with a 5-0 vote.

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: No old business at this time.

NEW BUSINESS - SUBDIVISION/LAND DEVELOPMENT PLANS:

- No new plans this month.

OTHER SUBDIVISION AND LAND DEVELOPMENT PROJECTS - SEE "PLAN STATUS REPORT:"

- PROJECT 2019-02C - Lebo Subdivision: Resubdivision and lot line changes to three (3) existing commercial lots.
Location: Lancaster Street & Derry Street (former Brightwood Institute.)
Plan Dated: 04/29/2019
Status: This plan was approved by the Township Board of Commissioners on 6/12/19.

OTHER PLANNING INFORMATION ITEMS, ISSUES AND DISCUSSION:

- (Information) Robert Ihlein gave an 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 & 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 and potential future planning projects discussed here by the Planning Commission.
- (Discussion) Design and Development Compatibility Standards for the Zoning Ordinance:
This was identified as a need and an ongoing project. The standards are usually applied as an overlay district for residential zones. See handouts for review.
>Question: Is this concept ready to be proposed to the Board of Commissioners are part of the Comprehensive Plan?
- (Discussion) Lawnton section of the Derry Street business district as the focus for new community and economic development (East Park Drive to Hebron Lane)
 - Zoning intensity could be increased and Design and Development Compatibility.
 - Standards overlay could be used to help guide new development.
 - Connect properties with sidewalks and create a new community character.
 - The wide ROW could be an opportunity to a "Complete Streets/Healthy Corridor".>Question: Is this concept one that should be listed as a future planning project on the "Swatara Rising 2025 Comprehensive Plan"?
This would be part of updating the Land Use Goals and Objectives in the next comprehensive plan update in 2025. This would not be ready to adopt, but indicate to the Board of Commissioners about the possibility of updating this later. Also, Derry Street is run down, but we will hold off for a future Land Use Plan in four to five years.
Areas discussed along Sycamore and Paxton Street; the design at 21st Street; area along Swatara Creek; 50th Street in Lenker Manor and trails.

Short Term projects discussed, such as the AA Mall Trail along Harrisburg Street, along Chambers Hill Road, near Spring Creek. The Parks were discussed and the Enhaut Trail, and will have more information to present at next month's meeting.
- (Discussion) Are there any other problems, or opportunities around the Township could, and should be addressed as part of the "Swatara Rising 2025

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Comprehensive Plan”, for example, park and recreation facilities?

- (Discussion) Zoning Ordinance Issues.
 - 1) A review and discussion regarding definition of “Flag Lot.” Flag lots will be discussed at the next month’s meeting.
 - 2) A discussion regarding housing supply and demand in the Harrisburg area and how “Accessory Dwelling Units” are addressed in the zoning ordinance.

ZONING HEARING BOARD ACTIVITY:

- The Board held a hearing on July 18, 2019, to determine the need to grant relief to an Applicant desiring to build a single-family dwelling on a lot at the southeast corner of North 67th and Elk Streets. The lot is constrained due to a 30-foot wide sanitary sewer easement running across the lot. The Board approved variances for the front and rear yard setbacks.
- The Board will be conducting a hearing on August 15, 2019, for a commercial property at 4220 Chambers Hill Road. The Applicant is proposing to redevelop the property as an auto service center, and is seeking a variance and special exception related to parking requirements.

COMMISSION MEMBER REQUESTS AND COMMENTS:

No member requests or comments at this time.

COMMUNICATIONS AND ANNOUNCEMENTS:

Robert Ihlein discussed the American Planning/Pennsylvania Planning Association Conference that will soon be held.

NEXT MEETING:

- The next meeting is scheduled for September 3, 2019, at 7:00 p.m.

ADJOURNMENT: Chad Martin made a motion to adjourn the meeting. Dave Downey seconded the motion and the motion carried. The meeting adjourned at 8:05 p.m.

Frances Peck, Recording Secretary