

SWATARA TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
October 1, 2019

The Swatara Township Planning Commission regular meeting was called to order with the Pledge of Allegiance on Tuesday, October 1, 2019, at 7:00 p.m., at the Swatara Township Administration Building, 599 Eisenhower Boulevard, Harrisburg, Pennsylvania 17111.

Members of the Commission present:

Chuck Bowser, Chairman	Karen Bear
Dave Downey, Vice-Chairman	Chad Martin
Mark Caruso	Frank Rubinic
Steve DeFrank	Pat Horner
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, Dauphin County Planning Commission.

APPROVAL OF MINUTES:

Minutes of the September 3, 2019, Regular Meeting Minutes: Steve DeFrank made a motion to approve the minutes of the September 3, 2019, regular meeting. Frank Rubinic seconded the motion and the motion carried with a 9-0 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:

A review of the Conditional Use Application for Mushroom Hill, LLC, for the development of approximately 1.2 million square feet of warehouse space in four buildings situated on 165 acres of land in the Chambers Hill area. Mr. Charles Suhr, Frank Petunis, Fred Ferraro and Jerred Neal represented the plan. A public hearing is scheduled for October 9, 2019, before the Swatara Township Board of Commissioners, at 7:15 p.m., to hear the request for a Conditional Use Application for the developer. A portion of the project is located in the Commercial General G-C) Zoning District. Warehouse or storage is permitted in the G-C Zoning District with conditional use approval by the Board of Commissioners. The zoning ordinance contains additional

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requirements for this use that must be met as part of the conditional use approval process. A portion of the project is located in the Light Manufacturing (M-L) Zoning District, where warehousing, or storage is a use permitted by right.

The traffic study was discussed. Suggestions were made by the Planning Commission members to discuss the Rupp Hill Road, with the fire marshal, on the possibility of making the road into an emergency access road. Also discussed was the buffer zones for the property.

Frank Rubinic, made a motion, seconded by Pat Blumenthal, to recommend that Robert Ihlein draft a letter to the Board of Commissioners, with the recommendations as follows:

- 1) Looking at the shape of Rupp Hill Road regarding this property, and evaluate this as being an emergency access road.
- 2) Additional buffer plantings.
- 3) Township Right-of-Way on the Hammer Walking Trail and to provide a trail for the pedestrians at the property.
- 4) Planning Commission should consider developing employee trails for buildings A, B, and C.
- 5) Sidewalks, and pedestrian trails down to the Penhar Road.
- 6) The possible elimination of access on Chambers Hill Road, or restrict Cordial Lane at best right in/right out only.

The motion carried with a 9-0 vote.

Chad Martin made a motion, seconded by Frank Rubinic to amend the motion to include the corner of the property at Penhar Road not to be developed, and the Board of Commissioners should continue the hearing so as to allow the Planning Commission to further review the plan. The motion carried with a 9-0 vote.

OTHER SUBDIVISION AND LAND DEVELOPMENT PROJECTS: No further projects at this time.

OTHER PLANNING INFORMATION ITEMS, ISSUES AND DISCUSSION:

a) (Information). Robert Ihlein gave an Update of the Township Comprehensive

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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 is 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.

Review of the draft Improving Neighborhoods Section, and the Economic Development and Municipal Facilities Section of "Swatara Rising 2025" Comprehensive Plan.

b) (Discussion) Are there any other problems, or opportunities around the township and should be addressed as part of the "Swatara Rising 2025" Comprehensive Plan", for example, park and recreation facilities?

Review proposal to re-route SR 441 and construct a roundabout at the intersection of Sycamore Street and 28th Street.

c) (Review and Recommendation) Robert Ihlein discussed the proposal to submit an application to the PennDOT Multimodal Transportation Fund for a grant. Project would include a number of safety improvements and sidewalks along Eisenhower Boulevard from Lindle Road to Highland Avenue. The proposal may contain an extension of the sidewalks and/or pedestrian trail around Highland Avenue down to and across the township-owned Bishop Farm tract.

D) (Discussion) Proposal to submit an application to the County under the Community Development Block Grant)(CDBG) program to fund a number of intersection ADA improvements; the Sidewalk Connections Study as a source of information.

e) (Discussion) Zoning Ordinance Issues, a review and discuss regarding definition of "Flag Lot." This item will be on next month's agenda.

F) (Discussion) New Highway projects proposed for the upcoming annual update of the Transportation Improvement Plan (TIP).

ZONING HEARING BOARD ACTIVITY:

No activity in September.

COMMISSION MEMBER REQUESTS AND COMMENTS:

No commission member requests and comments at this time.

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COMMUNICATIONS AND ANNOUNCEMENTS:

No communications, or announcements at this time.

NEXT MEETING:

The next scheduled meeting is for November 5, 2019, at 7:00 p.m.

ADJOURNMENT: Steve DeFrank made a motion to adjourn the meeting. Pat Horner seconded the motion, and the motion carried with a 9-0 vote. The meeting adjourned at 8:56 p.m.

Frances Peck, Recording Secretary