

SWATARA TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING

November 4, 2019

The Swatara Township Planning Commission regular meeting was called to order with the Pledge of Allegiance, on Tuesday, November 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  
Chad Martin  
Mark Caruso  
Frank Rubinic

Steve DeFrank  
Pat Horner  
Karen Bear

Member(s) absent: Pat Blumenthal and Dave Downey.

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:

Approval of the minutes of the October 1, 2019, regular meeting: Steve DeFrank made a motion to approve the minutes of the October 1, 2019, regular meeting. Mark Caruso seconded the motion and the motion carried.

PUBLIC COMMENTS, INCLUDING REPORTING OF STORM WATER  
MANAGEMENT ISSUES:

- There were no issues with storm water management for this month.
- Mrs. Leda J. Lipton, who lives at Chambers Point, on Chancelor Drive, thanked the Planning Commission members, Robert Ihlein and Steve Cordaro, for all their help with the paving issue, in their neighborhood, that has since been remedied.

OLD BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:

- Review of Conditional Use Application - 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.

Attorney Charles Suhr discussed with the Commission members the Conditional

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Use Hearing previously held by the Board of Commissioners on October 9, 2019. They had met with PennDOT, regarding the access point in question, and discussed the changes on the plan. He discussed the possibility of keeping the second access open for the employees only, with no trucks. Also attending were Frank Petkunias, Fred Ferraro and Jarred Neal. The property is located in a G-C District and M-L District. The second phase of the hearing on the Conditional Use will be held on November 13, 2019, at 8:00 p.m. before the Swatara Township Board of Commissioners.

NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:

- Project 2019-03R: The Townes at Chatham Glenn - revised final land development plans to increase the total number of townhouses from 47 to 50.  
Applicant: DD Investco, LLC  
Location: Sawgrass Court in the existing townhouse development  
Plan Dated: October 29, 2019  
BOC Action Deadline: Ninety days from November 4, 2019.  
Status: Plan submitted on October 29, 2019, to the Township.

Frank Rubinic made a motion to accept the Plan of The Townes at Chatham Glenn for review. Pat Horner seconded the motion, and the motion carried with a 8-0 vote.

OTHER SUBDIVISION AND LAND DEVELOPMENT PROJECTS:

No other projects at this time.

OTHER PLANNING INFORMATION ITEMS, ISSUES AND DISCUSSION:

- (Information) Robert Ihlein gave an update of the Township Comprehensive Plan "Swatara Rising2015". The draft document has been delivered to the Township Board of Commissioners, and is now being circulated to the County Planning Commission, and surrounding municipalities for their review, and comment. The Board of Commissioners will need to hold a public hearing during their meeting on December 11, 2019, as required by the Municipalities Planning Code. They can then adopt the plan if they so choose. This will be done in the form of an amendment to the Township Comprehensive Plan.
- (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 Street.  
<The proposal may contain an extension of the sidewalks and/or pedestrian trail around Highland Street down to, and across the township-owned Bishop Farm tract.

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- (Review and Recommendation) Robert Ihlein discussed the proposal to submit an application to the County under the Community Development Block Grant (CDBG) Program to fund a number of intersection ADA improvements. Robert discussed the various intersections to pursue the grants for the ADA improvements.

After discussion, Frank Rubinic made a motion to approve the application for the grants for the Multi-modal Transportation Fund, and the Application to the County under the Community Development Block Grant (CDBG Program to fund a number of intersection ADA improvements. Steve DeFrank seconded the motion and the motion carried with a 8-0 vote.

- The discussion of the Zoning Ordinance issues regarding a review, and discussion regarding the definition of “Flag Lot” has been tabled at this time.

ZONING HEARING BOARD ACTIVITY:

There has not been any activity in October.

COMMISSION MEMBER REQUESTS AND COMMENTS:

There are no comments at this time.

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

NEXT MEETING:

The next meeting scheduled is for December 9, 2019, at 7:00 p.m.

ADJOURNMENT: Patrick Horner made a motion to adjourn the meeting. Mark Caruso seconded the motion and the motion carried with an 8-0 vote. The meeting adjourned at 8:16 p.m.

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Frances Peck, Recording Secretary