

SWATARA TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
December 9, 2019

The Swatara Township Planning Commission regular meeting was called to order with the Pledge of Allegiance, on Monday 9, 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
Pat Horner	

Member(s) absent: Pat Blumenthal and Frank Rubinic.

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 November 4, 2019, regular meeting. Karen Bear seconded the motion and the motion carried with a 7-0 vote.

COMMUNICATIONS AND ANNOUNCEMENTS:

No communications and announcements at this time.

PUBLIC COMMENTS, INCLUDING REPORTING OF STORM WATER MANAGEMENT ISSUES:

No comments at this time.

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.

Tom Garlic, and Debra Noles, and Meghan O'Neill, on behalf of the residents, from the development, behind this proposed project, expressed their concerns on how the warehouses would impact the area in the future, especially with more warehouses coming into the area. Concerns were the possibility of blasting in the back of their property, possible damage to their foundations and septic systems,

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traffic in the area, property values, times of operation, and not receiving enough information from the developer at the Conditional Use Hearing.

- 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 to the existing townhouses development.
Plan Dated: October 29, 2019.
Status: Plan submitted to the township on October 29, 2019, accepted by the Planning Commission for review on November 4, 2019.
BOC Action Deadline: Ninety days from November 4.

On the request of the developer, Dave Downey made a motion to table the Plan of The Townes at Chatham Glenn, dated October 29, 2019. Chad Martin seconded the motion and the motion carried with 7-0 vote.

NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:

- Project 2019-04C: "Final Minor Subdivision Plan for Mumma Realty Associates" - a re-subdivision and lot configuration plan for two existing commercial properties.
Applicant: Mumma Realty Associates
Location: 2550 Paxton Street
Plan Dated: November 26, 2019
Status: Plans submitted to the township on November 26, 2019; submitted to the Planning Commission for review on December 9, 2019.

Chad Martin made a motion to accept the plan of Mumma Realty Associates, dated November 26, 2019, for review. Steve DeFrank seconded the motion and the motion carried with a 7-0 vote.

- Project 2019-05R: "Preliminary/Final Subdivision and Land Development Plan for "Ridgeview Property Apartments."
Applicant: The McNaughton Company
Location: South of Route 322, between 82nd Street and the township WWTP
Plan Dated: November 26, 2019
Status: Plans submitted to the township on November 26, 2019; submitted to Planning Commission for review on December 9, 2019.
Traffic Impact Study has been provided.

Chad Martin made a motion to accept the plan of Ridgeview Property Apartments, dated November 26, 2019, for review. Mark Caruso seconded the motion and the

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motion carried 7-0.

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 Rising 2025". 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 will hold a Public Hearing during their meeting on December 11, 2019, as required by the Municipal Planning Code. They can then adopt the Plan if they so choose. Robert thanked the Planning Commission for all their hard work on this project.
- (Discussion) Zoning Ordinance Issues:
 - 1) A review and discussion regarding definition of "Flat Lot" (tabled.)
 - 2) Per the Township Board of Commissioners, review sections of the Zoning Ordinance and other applicable ordinances that regulate the keeping of animals and pets, and possible allowances for "emotional support" animals, Robert Ihlein handed out information on this subject for the Planning Commission members to review.
- Robert handed out a calendar to determine the dates of the 2020 meeting dates for the Planning Commission members. They are as follows: January 7, February 4, March 3, April 7, May 5, June 2, July 7, August 3, September 1, October 4, November 2, and December 7, 2019, at 7:00 p.m.

ZONING HEARING BOARD ACTIVITY

A hearing for Case No. 2019-005 was held on December 5, 2019. The case involved the keeping of two chickens as "emotional support" pets on a property of less than five acres. It was a suggestion for the Planning Commission to look at the ordinance regarding comfort pets.

COMMISSION MEMBER REQUESTS AND COMMENTS:

No requests, or comments at this time.

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NEXT MEETING:

The next meeting is scheduled for Tuesday, January 7, 2020, at 7:00 p.m.

ADJOURNMENT: Chad Martin made a motion to adjourn the meeting. Dave Downey seconded the motion and the motion carried with a 7-0 vote. The meeting adjourned at 8:35 p.m.

Frances Peck, Recording Secretary