

SWATARA TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING

October 13, 2020

The Swatara Township Planning Commission regular meeting was called to order with the Pledge of Allegiance, on Tuesday, October 13, 2020, 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	Karen Bear
Chad Martin, Vice-Chairman	Lee Pisano
Pat Horner	

Also, present: Robert Ihlein, Swatara Township Planning and Zoning Coordinator and Secretary to the Planning Commission; Thomas Roache, Engineer, Dawood Engineers, Township Engineer, and Laura Kelly, Staff Member, Dauphin County Planning Commission.

APPROVAL OF MINUTES:

Minutes for September 1, 2020: Karen Bear made a motion to approve the minutes of the September 1, 2020, regular meeting. Pat Horner seconded the motion and the motion carried with a 5-0 vote.

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

OLD BUSINESS AND SUBDIVISION/LAND DEVELOPMENT PLANS:

- Project 2020-04C: Burger King on Derry Street  
Applicant: Harrisburg, PA (SWC Derry & Milroy), LLC  
Location: Derry and Milroy Streets  
Plan Dated: July 23, 2020  
Status: Plans submitted to the Township on July 24, 2020, submitted to the Planning Commission for review on August 3, 2020; tabled on September 1, 2020, for revisions.  
BOC Action Deadline: November 3, 2020

Mr. Chris Dellinger, for HRG, represented the plan. A request for a waiver for submitting a Preliminary Plan was reviewed by the Commission members, and it was the consensus to recommend, to the Board of Commissioners, to grant this waiver request.

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Pat Horner made a motion to recommend, to the Board of Commissioners, approval of the Plan of Burger King on Derry Street, Project 2020-04C, dated July 23, 2020. Lee Pisano seconded the motion and the motion carried with a 5-0 vote.

NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:

- Project 2020-05C: Steel High Solar System Land Development  
Applicant: Steelton-Highspire School District  
Location: 250 Reynders Street  
Plan Dated: September 2020  
Status: Plans submitted to the Township on October 1, 2020, submitted to the Planning Commission for review on October 6, 2020.  
BOC Action Deadline: January 5, 2020

Mr. Shawn Brandt, from ARM Group, presented the plan to the Planning Commission members for review. After discussion, Chad Martin made a motion to accept the plan for review. Pat Horner seconded the motion, and the motion carried with a 5-0 vote.

OTHER PLANNING INFORMATION ITEMS, ISSUES AND DISCUSSION:

- Planning Issues/ "SWATARA Rising 2025" Comprehensive Plan Amendment - no updates.
- Ordinance Issues:
  - a) Amending the Zoning Ordinance removing "warehouses" as a condition use in the General Commercial (C-G) District -- the draft ordinance recommended for adoption by the Planning Commission. The Board of Commissioners had tabled this issue for additional review by the Solicitor. This was discussed with the Planning Commission members and no word has been received from the Township Solicitor, or the Board of Commissioners.
  - b) A review and discussion regarding definition of "Flag Lot" (tabled - on hold.)
  - c) A review and discussion regarding "Animals" comfort pets (tabled - being researched.)  
Note: The Building & Codes Office currently issues permits for PIGEONS as discussed with the Planning Commission in July.
  - d) A review and discussion regarding "Home Occupations" - see results of recent case under #7, Zoning Hearing Board Activity. Mr. Ihlein reviewed the

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regulations in the Zoning Ordinance with the Planning Commission members. Also, two students from the Weidener University School of Law have volunteered to take this on as an assignment under the guidance of their professor. They will provide a draft next month.

- e) Planners Library (information and discussion.)
  - “Post-COVID Planning,” Planning Practice, October 2020:  
This article was reviewed and discussed under “Home Businesses Trend.”

ZONING HEARING BOARD ACTIVITY:

The Zoning Hearing Board held a hearing on July 30, 2020, and heard a request for a Special Exception to operate a dog training in-home occupation at 721 North Harrisburg Street. *The Zoning Hearing Board denied the application based on the applicant not being able to meet one of the specific requirements for an In-Home Occupation, which is “The use shall be conducted indoors”* The applicants did not have a sufficient indoor space within which they could offer dog-training services. Mr. Ihlein also discussed this with the Planning Commission members.

COMMISSION MEMBER REQUESTS AND COMMENTS: There were no requests, or comments at this time.

COMMUNICATIONS AND ANNOUNCEMENTS:

- **Next Meeting scheduled for Monday, November 2, 2020, at 7:00 p.m. (NOTE THE DATE CHANGE TO MONDAY)**

ADJOURNMENT: Chad Martin made a motion to adjourn the meeting. Karen Bear seconded the motion and the motion carried with a 5-0 vote. The meeting adjourned at 8:35 p.m.

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Frances Peck, Recording Secretary