

SWATARA TOWNSHIP PLANNING COMMISSION

September 4, 2018 AT 7:00 PM

SWATARA TOWNSHIP MUNICIPAL BUILDING

599 EISENHOWER BOULEVARD, HARRISBURG, PA 17111

AGENDA DRAFT 8/29/18

1. Call to Order and Roll Call
2. Approval of Minutes: August 6, 2018
3. Public Comments, Including Reporting of Storm Water Management Issues
4. OLD BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:
 - a) Plan Review: *Project 2018-04C: TC Rentals* - subdivision, lot add-on and development of a new parking lot
Applicant: TC Rentals, LLC
Location: 250 East Park Drive
Plan Dated: June 11, 2018
BOC Action Deadline: October 8, 2018
Waivers Requested: 1) Chapter 253, Section 253-10.A requiring a Preliminary Land Development Plan; 2) 253- 32.A.(2) requiring sidewalks.
STATUS: Accepted for review by Township P.C. – 7/9/18; Zoning Review – 6/28/18; Engineering Review – 7/24/18; Stormwater Review – 7/24/18; County Planning Review – 8/3/18
REVISED PLAN DATED 8/21/2018 FOR REVIEW
 - b) Plan Review: *Project 2018-05C: Fresh Express* - lot consolidation plan with new land development of a new 46,800 food processing plant
Applicant: Luiz R C Mercaldi, Fresh Express, Inc
Location: 7505 Grayson Road
Plan Dated: June 25, 2018
BOC Action Deadline: October 8, 2018
Waivers Requested: 1) Chapter 253, Section 253-10.A requiring a Preliminary Land Development Plan; 2) 253- 32.A.(2) requiring sidewalks.
STATUS: Accepted for review by Township P.C. – 7/9/18; Zoning Review – 7/5/18; Engineering Review – 7/20/18; Stormwater Review – 7/26/18; County Planning Review – 8/3/18
REVISED PLAN DATED 7/18/18 FOR REVIEW; TABLED ON 8/6/2108
 - c) Plan Review: *Project 2018-08C: Wiedeman Funeral Homes* - land development of a new 9,000 square foot funeral home with parking lot and associated improvements
Applicant: Wiedeman Funeral Homes & Cremation Services, Inc.
Location: S. Harrisburg Street
Plan Dated: June 26, 2018
BOC Action Deadline: October 8, 2018
Waivers Requested: 1) Chapter 253, Section 253-11 requiring a Preliminary Land Development Plan, 2) 253-31 requiring curbing, 3) 253- 32.A.(2) requiring sidewalks.
STATUS: Accepted for review by Township P.C. – 7/9/18; Zoning Review – 7/23/18; Engineering Review – 7/26/18; Stormwater Review – 7/27/18; County Review - 8/3/18
REVISED PLAN DATED 7/27/2018 FOR REVIEW
THIS PLAN RECEIVED CONDITIONAL USE APPROVAL BY THE B.O.C. ON 8/8/18.

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d) Plan Review: *Project 2018-09C: Life Center Ministries* - land development/ addition of approximately 4,800 square feet of class room & accessory space to existing place of worship

Applicant: Palmer Construction Co., Inc.

Location: 411 S. 40th Street

Plan Dated: July 25, 2018

BOC Action Deadline: November 5, 2018

Waivers Requested:

STATUS: Accepted for review by Township P.C. – 8/6/18; Zoning Review – 8/27/18;

Engineering Review – 8/18; Stormwater Review – 8/18; County Planning Review – 8/28/18

e) Pending approval by the Board of Commissioners on September 12th:

1. Plan Review: *Project 2018-06C: Home2Suites by Hilton* - new land development of a new 4-story 103 room hotel in Tecport

Applicant: K N Tecport LLC c/o Naren Patel

Location: 469 Port View Drive

Plan Dated: June 21, 2018

BOC Action Deadline: October 8, 2018

Waivers Requested: 1) Chapter 253, Section 253-11 requiring a Preliminary Land Development

STATUS: Accepted for review by Township P.C. – 7/9/18; Zoning Review – 7/23/18;

Engineering Review – 7/27/18; Stormwater Review – 7/25/18; County Planning Review – 8/3/18

DEP approval of Sewer Module – 7/30/18

RECOMMENDED FOR APPROVAL BY THE P.C. ON 8/6/18

2. Plan Review: *Project 2018-07C: Churchville Cemetery Association of Oberlin* - 2-lot subdivision of a non-residential property to create a 5-acre building lot

Applicant: Wiedeman Funeral Homes & Cremation Services, Inc.

Location: 51 S. Harrisburg Street

Plan Dated: June 26, 2018

BOC Action Deadline: October 8, 2018

Waivers Requested: 1) Chapter 253, Section 253-11 requiring a Preliminary Land Development Plan, 2) 253-31 requiring curbing, 3) 253- 32.A.(2) requiring sidewalks.

STATUS: Accepted for review by Township P.C. – 7/9/18; Zoning Review – 7/23/18;

Engineering Review – 7/27/18; Stormwater Review – not needed; County Review – 8/3/18

RECOMMENDED FOR APPROVAL BY THE P.C. ON 8/6/18

f) Other Subdivision and Land Development Projects – See “Plan Status Report”

5. NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:

No new plans submitted for review.

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6. Other Planning Issues and Discussion

a) Update of the Township Comprehensive Plan: Steering Committee held its second meeting on June 5th with 4 members present. The Community Survey and a general schedule of the planning process were discussed. Their third meeting was held on August 6th. The data collection phase of the process will be held open through the end of August. The Committee meets again on October 2nd.

b) Sidewalk Connections Study: Dawood Engineering presented the draft for initial review at the at the B.O.C. meeting on July 11th. The presentation boards are being held open for review and comments through August. The results of this of the process will be folded into the Comprehensive Plan Update process with recommendations for implementation.

c) Planning Commission Annual Report for 2017: still a work in progress

d) Incorporating "Design Compatibility Standards" into the zoning and subdivision & land development ordinances – review of Paxtang Borough Ordinance presented by Robert Ihlein

e) Application of the requirements for curbs and sidewalks as currently written in the township ordinances – draft changes to ordinance presented by Kurt Williams, Esq.

7. Zoning Hearing Board Activity – Hearing for Special Exception None in August.

8. Commission Member Requests and Comments

9. Communications and Announcements

Next Meeting scheduled for October 2, 2018 at 7:00 pm

10. Adjournment

