

# SWATARA TOWNSHIP PLANNING COMMISSION

October 2, 2018 AT 7:00 PM

SWATARA TOWNSHIP MUNICIPAL BUILDING

599 EISENHOWER BOULEVARD, HARRISBURG, PA 17111

## AGENDA

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  
Plans currently under review:

a) 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

b) 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  
REVISED PLAN DATED 8/29/18 FOR REVIEW

Plans recently approved by the Board of Commissioners:

*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

*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

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*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

*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

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

## 5. NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:

a) No new plans submitted for review.

b) Incorporating “Design Compatibility Standards” into the zoning and subdivision & land development ordinances – review of Paxtang Borough Ordinance

## 6. Other Planning Issues and Discussion

a) Update of the Township Comprehensive Plan: Steering Committee held its second meeting on June 5<sup>th</sup> with 4 members present. The Community Survey and a general schedule of the planning process were discussed. Their third meeting was held on August 6<sup>th</sup>. The data collection phase of the process will be held open through the end of August. Staff is in the process of compiling the responses. The Committee meets again on November 6th.

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

## 7. Zoning Hearing Board Activity

None in September.

## 8. Commission Member Requests and Comments

## 9. Communications and Announcements

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

## 10. Adjournment