

SWATARA TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
June 2, 2020

The Swatara Township Planning Commission regular meeting was called to order with the Pledge of Allegiance, on Tuesday, June 2, 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
Chad Martin, Vice-Chairman

Karen Bear
Lee Pisano

Member absent: Pat Horner.

Also, present: Robert Ihlein, Swatara Township Planning and Zoning Coordinator and Secretary to the Planning Commission, and Stephen Cordaro, and Project Engineer, Dawood Engineers, Township Engineer.

APPROVAL OF MINUTES:

Karen Bear made a motion to approve the minutes of the March 3, 2020, regular meeting. Lee Pisano seconded the motion and the motion carried with a 4-0 vote..

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

PUBLIC COMMENTS, INCLUDING REPORTING OF STORM WATER

MANAGEMENT ISSUES: There were no issues on the Storm Water Management.

Michael Tuckey, a resident of the Township asked if anything had been done on the proposed change in the zoning districts in the Township that was discussed, by the residents, at a prior meeting of the Planning Commission members. After a discussion Robert Ihlein stated he would check with the solicitor on this issue.

OLD BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:

- Project 2020-01C: Final Land Development Plan for 5590 Derry Street - Building Addition:
Applicant: Tek Dulal
Location: 5590 Derry Street
Plan Dated: February 21, 2020
Status: Plans submitted to the Township on February 24, 2020, submitted to the Planning Commission for review on March 3, 2020.
BOC Action Deadline extended by Applicant: June 2, 2020.

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Lauren Kelley represented the plan. The property is in a Commercial Limited District served with public water and public sewers. In the discussions there was a concern for parking. Tom Wilson, Engineer has reviewed the Storm Water Plan. Discussed shrubs, or bushes should be placed near, or between the trees at the handicap parking area. No waivers were requested.

Lee Pisano made a motion to recommend, to the Board of Commissioners, conditional approval of the Plan of 5590 Derry Street, dated February 21, 2020, with the condition that the Township will require some type of barrier, i.e., mature shrubs, posts with a chain swag, or a four foot high fence between the trees to prevent parking on the grass. Chad Martin seconded the motion and the motion carried with a 4-0 vote.

NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:

- Project 2020-02C: Land Development for Schaedler Yesco - building addition.
Applicant: Schaedler Yesco Distribution
Location: 3982 Paxton Street
Plan Dated: March 27, 2020
Status: Plans submitted to the Township on March 31, 2020; submitted to the Planning Commission for review on June 2, 2020 (two meetings cancelled due to COVID-19)
BOC Action Deadline extended by Applicant: August 31, 2020.

Bill Swanick, of HRG presented the plan for discussion. Discussed the possibility of a note on the plan regarding the deferment of sidewalks and curbing in lieu of funds.

Karen Bear made a motion to accept the Plan of Schaedler Yesco for review. Chad Martin seconded the motion and the motion carried with a 4-0 vote.

- Project 2020-03C: Minor Commercial Subdivision for MZW Properties - modification of lot lines.
Applicant: MZW Properties
Location: 7601 and 7651 Derry Street
Plan Dated: May 1, 2020
Status: Plans submitted to the Township on May 1, 2020; submitted to the Planning Commission for review on June 2, 2020.
BOC Action Deadline: September 2, 2020

Chad Martin made a motion to accept the Plan of MZW Properties, Minor

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Commercial Subdivision for review. Lee Pisano seconded the motion and the motion carried with a 4-0 vote.

OTHER PLANNING INFORMATION ITEMS, ISSUES AND DISCUSSION:

- A review and discussion regarding definition of “Flag Lot” (Tabled - on hold.)
- Per the Township Board of Commissioners, at their meeting on December 4, the Planning Commission is to review sections of the zoning ordinance, and other applicable ordinances that regulate the keeping of animals, and pets, and come up with recommendations for possible allowances for the keeping of “emotional support” animals. (Tabled - being researched.)
- Planners Library - Robert Ihlein discussed information he received from the American Planning Commission with the members. The article was in the APA Magazine, dated February 2020.
- Planners Library: - The Pitfalls of Public Design Review”: Robert Ihlein discussed the article from the APA Magazine, dated March 2020, and discussed the regulation on historic areas.
- Planners Library - Low Impact Development - Fact Sheet from the Dauphin County Conservation District, dated May 2020: Robert Ihlein discussed this article with the Board members.

ZONING HEARING BOARD: No Zoning Hearing Board hearings held in 2020 to date.

COMMISSION MEMBER REQUESTS AND COMMENTS: No requests, or comments at this time.

COMMUNICATIONS AND ANNOUNCEMENTS:

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

ADJOURNMENT: Lee Pisano made a motion to adjourn the meeting. Chad Martin seconded the motion and the motion carried 4-0. The meeting adjourned at 8:36 p.m.

Frances Peck, Recording Secretary