

SWATARA TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
November 2, 2020

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

Karen Bear
Lee Pisano

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 Lauren Weaver, Staff Member, Dauphin County Planning Commission.

APPROVAL OF MINUTES:

Lee Pisano made a motion to approve the minutes of the October 13, 2020, regular meeting. Karen Bear seconded the motion and the motion carried with a 5-0 vote..

PUBLIC COMMENTS, INCLUDING REPORTING OF STORM WATER MANAGEMENT ISSUES:

OLD 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 canceled due to COVID-19); first public review conducted July 7, 2020, revised plans submitted and new waivers requested.
BOC Action Deadline extended by Applicant: November 30, 2020

William Swanick represented the plan and discussed the requested waivers with the Planning Commission members. A letter of requests for waivers was submitted on November 2, 2020, with the following waivers requested:

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SWMO Section 247-17 - H Drainage area Tributary to Sinkholes.

SWMO Section 247-12 - Volume Controls, Infiltration Requirements..

SALDO Section 253.11 - Preliminary Plan Requirements.

SALDO Section 253-32 - Sidewalk Deferral. (Note listed on Plan.)

After discussing the Plan it was the consensus of the Planning Commission members to recommend, to the Board of Commissioners, to grant the listed waivers, and to defer the sidewalks at this time.

Pat Horner made a motion to recommend, to the Board of Commissioners, approval of the Plan of Schaedler Yesco, dated March 27, 2020. Chad Martin seconded the motion and the motion carried with a 5-0 vote.

- 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.

Shawn Brandt represented the plan and a letter was submitted, dated November 2, 2020, requesting waivers for the sidewalk requirement, street trees, solar sky easement, financial security, and stormwater control, listed as follows:

The requested waivers are:

SECTION 253-32 A & B - Sidewalk Requirement.

SECTION 295-124-C - Landscaping Requirement for Street Trees.

SECTION 253-17-C - Solar Skyspace Easement Requirement.

SECTION 253-13-C.1 - Financial Security Requirement

SECTIONS 247-12 AND 247-13 - Design Requirements for stormwater control.

It was the consensus of the Planning Commission members to recommend, to the

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Board of Commissioners, approval of the requested waivers.

Pat Horner made a motion to recommend, to the Board of Commissioners, approval of the Plan of the Steelton-Highspire High School Solar Project, dated September 2020. Karen Bear seconded the motion and the motion carried with a 5-0 vote.

NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:

- Project 2016-04: Land Schiavoni Partnership Subdivision
Applicant: Robert Kettering, Ketterline Builders
Location: Kelker Street and Orchard Road
Plan Dated: December 16, 2016
Status: Plans approved with conditions by the Board of Commissioners for six residential building lots on January 11, 2017; the former applicant did not fulfill the conditions within the required 90-days, and the plans are not recorded. Plans need to be re-approved.

Mr. Robert Kettering represented the plan. The property is located at Orchard Drive and Kelker Street, and was approved in 2-16-2017.

After discussing the plan, Lee made a motion to reapprove the Plan of Lane Schiavoni Partnership Subdivision, dated December 16, 2016. Chad Martin seconded the motion, and the motion carried with a 5-0 vote.

OTHER PLANNING INFORMATION ITEMS, ISSUES AND DISCUSSION:

- Planning issues/ "Swatara Rising 2023" Comprehensive Plan amendment - no updates.
- Ordinance issues:
 - a) A review and discussion regarding definition of "Flag Lot" (tabled - being researched.)
 - b) 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.
 - c) A review and discussion regarding "Home Occupations" (tabled- two students from the Weidener University School of Law have volunteered to take this on as

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an assignment under the guidance of their professor. They will provide a draft next month.)

- Discussion:
 - a) Robert Ihlein discussed the Planners Library (information and discussion - "Beyond Stormwater", Planning Magazine, August-September 2020.
 - b) Review and discussion - Susquehanna Township Draft Official Map.
 - c) City of Harrisburg Draft Comprehensive Plan.
 - d) Review and discussion - "Sustainable Pennsylvania" Community Certification.
 - e) Information - York County Comprehensive Plan Amendment. Robert Ihlein stated he would send this information to the members in an e-mail.
 - f) Robert Ihlein distributed the State Ethic Form to the members.

ZONING HEARING BOARD ACTIVITY:

The last Zoning Hearing Board was held on July 30, 2020, regarding 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 have appealed to the Commonwealth Court.

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

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

NEXT MEETING: The next meeting is scheduled for Monday, December 7, at 7:00 p.m.
NOTE THE DATE CHANGE.

ADJOURNMENT: Pat Horner 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 8:27 p.m.

Frances Peck, Recording Secretary