

# SWATARA TOWNSHIP PLANNING COMMISSION

March 5, 2019 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: February 5, 2019
3. Public Comments, Including Reporting of Storm Water Management Issues
4. OLD BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS
  - a) Project 2019-01R: Harrison – High Street Subdivision. Harrison Properties is the owner and proposed to subdivide an existing 11,554 square foot parcel into two lots. One lot would contain the existing dwelling unit and the second lot would become an available building lot. No development is proposed at this time.  
Location: 419 High Street  
Plan Dated: January 25, 2019  
BOC Action Deadline: May 5, 2019  
Waivers Requested: 1) 253-11.A Preliminary Plan  
Status: submitted for review by Planning Commission on February 5, 2019;  
County, Engineer, and Zoning Officer reviews have been completed;  
Revised plans dated February 25, 2019 submitted for consideration.
5. NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:
  - a) no new plans this month
6. PROJECTS RECENTLY REVIEWED
  - a) *Project 2018-11C: Sycamore Street Storage* – land development for a new 81,460 sq. ft. self-storage facility on 5.89 acres  
Applicant: Volant Development Company  
Location: between 2501 and 2645 Sycamore Street  
Plan Dated: October 23, 2018  
Status: accepted for review by Planning Commission on December 4, 2018  
Recommended for approval on 2/5/2019 and **approved by the Township Board of Commissioners on 2/13/2019.**
  - b) Other Subdivision and Land Development Projects – See “Plan Status Report”
7. Other Planning Issues and Discussion
  - a) Update of the Township Comprehensive Plan “Swatara Rising 2025”  
The Steering Committee is guiding the overall process. Staff is working to assemble information on various projects that are pending and has started drafting a report. Almost 30 different projects have been identified, and there may be more.

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The next step will be to form three “focus groups” to discuss problems and identify solutions. These are 1) Transportation, 2) Improving Neighborhoods, and 3) Economic Development & Municipal Facilities. The Planning Commission will be the “sounding board” to review and discuss the various projects and make recommendations. The Board of Commissioners has been asked to appoint one member to one of the focus groups. They may be making that decision later this month.

## b) Transportation

PennDOT has scheduled a meeting to reveal a draft plan for the US 322/Chambers Hill Road/Grayson Road intersection on March 6<sup>th</sup> at 2:00 pm. The meeting will be held in the main meeting room of the Township Administration Office.

c) Design and Development Compatibility Standards for the Zoning Ordinance  
This was identified as a need and an ongoing project. See handouts for review.

## d) Update on the Sidewalk Study Project

The final report will be presented to the Board of Commissioners at their March 13<sup>th</sup> meeting. Staff will also be presenting the report to the Tri-County Regional Planning Commission on March 28<sup>th</sup> as required under the conditions of the planning grant.

## e) Susquehanna Township Comprehensive Plan

The township has sent a draft copy for review. Staff will prepare comments and have the Board of Commissioners send a response.

## f) Zoning Ordinance issues

A review and discussion of definitions and additional requirements for “BYOB Clubs” and “Nightclubs” is needed.

## 8. Zoning Hearing Board Activity

See attached notice for a hearing on Thursday, March 14, 2019 at 7:00 pm concerning a proposed billboard.

## 9. Commission Member Requests and Comments

## 10. Communications and Announcements

Next Meeting scheduled for April 2, 2019 at 7:00 pm.

## 11. Adjournment