

SWATARA TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
JANUARY 3, 2018

The Swatara Township Planning Commission regular meeting was called to order with the Pledge of Allegiance, on Tuesday, January 3, 2018, 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	Steve DeFrank
Dave Downey, Vice-Chairman	Chad Martin
Mark Caruso	Karen Bear
Frank Rubinic	Patrick Horner

Member(s) absent: Pat Blumenthal.

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 Steve Deck, Staff Member, Dauphin County Planning Commission.

REORGANIZATION: Frank Rubinic made a motion to reappoint Chuck Bowser as Chairman, Dave Downey, as Vice-Chairman, Robert Ihlein, as the Swatara Township Planning and Zoning Coordinator and Secretary to the Planning Commission, and Frances Peck as Recording Secretary for 2016. Mark Caruso seconded the motion and the motion unanimously carried.

APPROVAL OF MINUTES - DECEMBER 4, 2017: Steve DeFrank made a motion to approve the minutes of December 4, 2017, as presented. Karen Bear seconded the motion and the motion carried with Patrick Horner and Chad Martin abstaining due to not being present at the December 4, 2017 meeting.

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

PUBLIC COMMENTS, INCLUDING REPORTING OF STORM WATER MANAGEMENT ISSUES: No issues at this time.

ACTION ITEMS -SUBDIVISION/LAND DEVELOPMENT PLANS, OTHER ITEMS:

- A. NEW: Project 2017-11C, Land Development Plan of Members 1st Federal Credit Union, Location: 770 Eisenhower Boulevard, Plan Date: November 14, 2017, Plans Drawn By: Alpha Consulting Engineers, Inc., BOC Action Deadline: 03/05/2018:
The property is in a C-G, Commercial General District served with public sewers and public water, and will meet all the regulations of the Township Zoning Ordinance. Dauphin County Planning Commission, Township Engineer and Township Staff reviewed the plan. A Planning Module, or exemption must be provided, signed and executed maintenance and operations agreements, cost

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estimates for improvements, all signatures and seals, E & S Plan, and Financial Guarantees and, HOP plans need to be provided before plan can be recorded.

The following waiver was requested:

SALDO SECTION 253-11: Requirement to Submit a Preliminary Land Development Plan: It was the consensus of the Planning Commission members to recommend, to the Board of Commissioners, approval of the requested waiver.

Mr. Rubinic made a motion to recommend, to the Board of Commissioners, conditional approval of the Plan of Members 1st. Dated November 14, 2017. With the following conditions:

1. Show locations and descriptions of permanent survey monuments.
2. Provide a note indicating the presence or absence of a flood plain.
3. Indicate the location of the nearest fire hydrant and provide a stormwater easement for the existing stormwater facilities crossing under the site from Eisenhower Boulevard.
4. Provide an expected project time schedule in the project narrative within the stormwater Site Report, along with a location map showing the project site. Also, show a plan of, and provide an analysis of, the downstream I-283 stormwater conveyance facilities.
5. Indicate the height of the proposed concrete retaining wall.
6. Add a signature block on the title page to read: "Date that all conditions of Plan approval were met," and a signature line for the zoning officer, or township manager, and a blank line for the date.

OLD BUSINESS AND OTHER ITEMS:

- A. Project 2017-10C Lot Consolidation and Land Development: Applicant: J.S.T. LLP, Location Lots 7E and 7F, TecPort Business Park. This plan was approved by the Board of Commissioners on December 12, 2017, with very little discussion.
- B. TABLED ON 11/07/2017: Request from Navarro & Wright Consulting Engineers, on behalf of their client Wiedeman Funeral Homes, Inc., to consider a text change amendment to the zoning ordinance to allow funeral homes as a use in the R-S District.

A committee meeting will be held, by the Swatara Township Planning Commission, and the consulting engineer regarding this plan, prior to the February 6, 2018, regular meeting starting at 6:30 p.m. The committee members consists of Frank

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Rubinic, Steve DeFrank and Patrick Horner.

3. Other Subdivision and Land Development Projects - See "Plan Status Report".

OTHER PLANNING ISSUES AND DISCUSSION:

- A. The Planning Commission schedule for 2018, as approved on December 4, 2017. The first Tuesday of each month, except July and August. The following dates are: February 6, March 6, April 3, May 1, June 5, July 9, August 6 (Monday), September 4, October 2, November 6, and December 4, 2018.
- B. Due Dates for New Plan Submittals: Should the plan review process start before they are accepted by the Planning Commission? The Planning Commission discussed this issue and it was the consensus that although the plans would come in prior to the meeting, the review process would not start until the plan was accepted for review at the regular meeting.
- C. Zoning Hearing Board Activity: No activity in December.

NEW BUSINESS: No new business at this time.

COMMISSION MEMBER REQUESTS AND COMMENTS:

- A. It was discussed providing copies of the township zoning ordinances and other materials to the new members and anyone else requiring them, to bring them up-to-date on the regulations.

NEXT MEETING: The next regular meeting is scheduled for February 6, 2018, at 7:00 p.m.

ADJOURNMENT: Frank Rubinic made a motion to adjourn the meeting. Dave Downey seconded the motion and the motion carried. The meeting adjourned at 8:04 p.m.


Frances Peck, Recording Secretary

**SUBDIVISION - LAND DEVELOPMENT - STORMWATER
PLAN STATUS REPORT**

PLANS SUBMITTED FOR PC REVIEW AND BOC APPROVAL									
Project Name	File Number	Date Review Began	Deadline for BOC Approval	Engineering Firm Assigned	P.C. Approval	BOC Final Approval	Plans Recorded	Notes	
Members 1st FCU	2017-11C	12/5/2017	3/5/2018	DAWOOD				re-development of existing commercial lot for a new branch banking facility	
Harbour House Crabs	2017-07C		1/27/2018	DAWOOD				received 1-yr extension from ZHB on 9/28/17 to get building permit	
Dauphin County Commissioners - S 28th St.	2016-05C		9/1/2018	DAWOOD				waiting to resolve sidewalk issues	
Hickory Ridge	2001-14C		10/21/2018					Inactive	
Hershey Mini Storage	2004-31C		7/30/2018					Inactive	
Cendant Hotel	2005-29C		7/30/2018					Inactive	
Ridgeview Commerce Park	2005-08C		12/31/2017					Inactive	
Swatara Plaza at the Concourse	2010-05C		4/13/2018					Inactive	
APPROVED PLANS WAITING TO BE RECORDED									
J.T.S. LLP	2017-10C	11/7/2017	2/5/2018	DAWOOD		12/13/2017		90 days from plan approval (record within 90 days of approval or from fulfilling conditions)	
Living Water Community Church	2017-09C	8/11/2017	11/9/2017	DAWOOD	10/3/2017	10/11/2017	1/9/2018	2-lot consolidaton & land development for light industrial use in Tec Port	
Krpan Subdivision	2017-01R		12/31/2017	DAWOOD	10/3/2017	10/11/2017	1/9/2018	waiting to fulfill conditions	
Chambers Pointe Phase 2 Final Plan	2017-04C			DAWOOD	5/2/2017	8/2/2017	10/30/2017	waiting to fulfill conditions	
Harrison Properties Subdivision	2017-03R		3/3/2017	HRG				waiting to fulfill conditions	
Lane Schiavoni Partnership Subdivision	2016-04C			HRG	10/4/2016	1/11/2017		waiting to fulfill conditions	

**SUBDIVISION - LAND DEVELOPMENT - STORMWATER
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RECORDED PLANS - IN DEVELOPMENT OR CONSTRUCTION PROCESS OR NOT ACTIVE											
Conewago Contractors Land Development	2017-08C		12/4/2017	DAWOOD	10/3/2017	10/11/2017	1/9/2018	RECORDED-COMPLETED			
Miller/Feasers Land Development	2017-02C		11/15/2017	DAWOOD	9/5/2017	9/13/2017	12/11/2017	RECORDED-NO B.P. YET			
Karen Morton & Michelle Stagmer Sub.	2017-06R			DAWOOD	8/5/2014	6/14/2017	approve	RECORDED - COMPLETED			
Mall Outparcel Development	2014-09C			DAWOOD	9/2/2014	8/12/2015		NOT ACTIVE			
Woodlands Phase 4	2014-10C			DAWOOD		9/10/2014	yes	UNDER CONSTRUCTION			
Hennck Construction Subdivision	2017-05C			DAWOOD		5/10/2017	yes	UNDER CONSTRUCTION			
Wellington Manor				DAWOOD				UNDER CONSTRUCTION			
Spring Creek Hollows (Spring Creek)	282C			HRG			yes	(roads dedicated 12/13/17) UNDER CONSTRUCTION (road dedication pending)			
STORMWATER MANAGEMENT PERMITS											
Project Name	File Number	Original Submission Date	Permit Approval Date	Engneering Firm Assigned	Parcel Number(s)	Improve. Bond	\$ Remaining	O & M Agreement recorded			
UPS - 19th Street Access Improvements	SW2015-02	4/12/2016	7/25/2016	HRG	63-024-088 63-024-096	\$309,600		O & M Agreement recorded			