

SWATARA TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
October 2, 2018

The Swatara Township Planning Commission regular meeting was called to order with the Pledge of Allegiance, on Tuesday, October 2, 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  
Dave Downey, Vice-Chairman  
Mark Caruso  
Frank Rubinic

Steve DeFrank  
Chad Martin  
Karen Bear  
Pat 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.

APPROVAL OF MINUTES:

Minutes of the September 4, 2018, regular meeting. Steve DeFrank made a motion to approve the minutes of the September 4, 2018, regular meeting. Frank Rubinic seconded the motion and the motion carried.

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

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

OLD BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:

- PROJECT 2018-05C: FRESH EXPRESS - Lot consolidation plan with new development of a new 46,800 food processing plant. Applicant: Luiz R C Mercaldi, Fresh Express, Inc., 7505 Grayson Road. Plan Dated: June 25, 2018. BOC Action Deadline: October 8, 2018: Accepted for review by the Township Planning Commission, July 26, 2018. Revised Plan Dated 7/18/18: The property is located in a Commercial General District served with public sewer and public water. Dauphin County Planning Commission, Township Engineer, Tom Wilson, P.E., and Township Staff reviewed the plan. The signatures and sales of the Professional

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Engineer and Surveyor; certification of title and provide notarized signatures for all the landowners; provide an approval letter of the E&S Control Plan and NPDES Permit revision; provide a copy of an approved sewage planning revision module, and provide a final stormwater management plan before plan approval by the Board of Commissioners.

The following waivers were requested, and it was the consensus of the Planning Commission members to recommend, to the Board of Commissioners, to support the following waivers:

SALDO Section 253-11 - Submission of a Preliminary Land Development Plan.  
SALDO Section 263-32.A - Installation of Sidewalks.  
SALDO Section 253-31 - Installation of Curbs.  
SALDO Section 247-19.D(8) - Calculations showing the total drainage area and impervious area loading rates.

Pat Horner made a motion to recommend, to the Board of Commissioners, conditional approval of the Plan of Fresh Express, dated Revised July 18, 2018, with the condition the control point is clarified. Chad Martin seconded the motion and the motion carried.

- **PROJECT 2018-09C: LIFE CENTER MINISTRIES:** Land development/addition of approximately 4,800 square feet of class room and 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. Revised Plan Dated 8/29/18 for review. The property is in a Commercial Limited District served with public water and public sewer. Dauphin County Planning Commission, Township Engineer and Township Staff reviewed the plan. An Operation and Maintenance Agreement should be executed, and a financial guarantee established before Board approval. Lee S. Zeger, III, CES Engineers represented the plan.

It was the consensus of the Planning Commission members to recommend, to the Board of Commissioners, to support the following requested waivers:

SALDO Section 253-11: Land Development Plan.  
SALDO Section 253.32: Sidewalks.

Frank Rubinic made a motion to recommend, to the Board of Commissioners, conditional approval to update the required off street parking note to indicate the number of parking spaces required prior and after the addition. Dave Downey seconded the motion and the motion carried.

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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.
- Project 2018-06C: Home 2 Suites 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.
- Other Subdivision and Land Development Projects - See Plan Status Report.

NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:

- No new plans submitted for review.
- Incorporating "Design Compatibility Standards" into the zoning and subdivision and land development ordinances - review of Paxtang Borough Ordinance. The Design Compatibility Standards were discussed regarding architectural standards. Frank Rubinic suggested a 4-5 person committee be formed to review the information for suggestions, and to possibly tie this in with sidewalk areas. Volunteers for the committee were Frank Rubinic, Pat Horner, Chuck Bowser and Steve DeFrank. This committee will start next year for the zoning standards.

OTHER PLANNING ISSUES AND DISCUSSION:

- Update of the Township Comprehensive Plan: Steering Committee held its second meeting on June 5, with four members present. The Community Survey and a general schedule of the planning process were discussed. Their third meeting was held on August 5. 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

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Committee meets again on November 6.

- Planning Commission Annual Report for 2017: still a work in progress.

ZONING HEARING BOARD ACTIVITY: None in September.

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

COMMUNICATIONS AND ANNOUNCEMENTS:

- Next Meeting scheduled for November 6, 2018, at 7:00 p.m.

ADJOURNMENT: Pat Horner made a motion to adjourn the meeting. Dave Downey seconded the motion and the motion carried. The meeting adjourned at 7:59 p.m.

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Frances Peck, Recording Secretary