

SWATARA TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
November 6, 2018

The Swatara Township Planning Commission regular meeting was called to order with the Pledge of Allegiance, on Tuesday, November 6, 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  
Pat Horner

Steve DeFrank  
Chad Martin  
Karen Bear

Member(s) absent: Pat Blumenthal and Frank Rubinic.

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

APPROVAL OF MINUTES: Steve DeFrank made a motion to approve the minutes of the October 2, 2018, regular meeting. Karen Bear seconded the motion and the motion carried with a 7-0 vote.

PUBLIC COMMENTS, INCLUDING REPORTING OF STORM WATER MANAGEMENT ISSUES: There were no public comments, or reporting of storm water management issues.

OLD BUSINESS:

- Plans recently approved by the Board of Commissioners:
  - Project 2018-05C: Fresh Express - lot consolidation plan with new land development of a new 46,800 ft. food processing plant.  
Applicant: Luiz R C Mercaldi, Fresh Express, Inc.  
Location: 7505 Grayson Road.
  - Project 2018-09C: Life Center Ministries - land development/addition of approximately 4,800 square feet of class room & accessory space to existing place of worship.  
Location: 411 S. 40th Street.
- Other Subdivision and Land Development Projects - See "Plan Status Report."

NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:

- Project 2018-10C - Dauphin County MDJ Office - land development plan for a new 5,000 square foot Magisterial District Judge Office on a 1.35 acre lot.  
Applicant: The Dauphin County General Authority.  
Location: Southeast corner of 28th and Paxton Streets.  
Plan Dated: October 23, 2018.  
BOC Action Deadline: February 5, 2019.  
Waivers Requested: 1) 253-11 Preliminary Plan, and 2) 247-10.F.3 - Existing Impervious Cover.  
Status: submitted to the Planning Commission for review on November 6, 2018.

The Developer presented the plan to the Planning Commission. After discussion on the plan submission and stormwater and comments from the Township Engineer, Pat Horner made a motion to accept the plan of the Dauphin County MDJ Office for review. Steve DeFrank seconded the motion and the motion carried with a 7-0 vote.

OTHER PLANNING ISSUES AND DISCUSSION:

- Robert Ihlein gave an update of the Township Comprehensive Plan. The Steering Committee had held its second meeting on June 5, 2018 with four members present. The Community Survey and a general schedule of the planning process were discussed. The third meeting of the committee was held on August 6. The data collection phase of the process will be held open through the end of August 6. The data collection phase of the process will be held open through the end of August. The Staff is in the process of compiling the responses. The Committee met prior to the November 6 meeting. The draft summary of the Community was discussed.
- The Sidewalk Study was discussed and the information should be compiled around Thanksgiving.
- Robert Ihlein discussed a Township Map showing the vacant lots in the Township.
- Planning Commission Annual Report for 2017: Still a work in progress.
- Incorporating "Design Compatibility Standards" into the zoning and subdivision and land development ordinances - review of Paxtang Borough Ordinance and map from TCRPC.
- Robert Ihlein gave a verbal report on the 2018 Pennsylvania Planning Association Annual Conference he attended that was held in Erie PA on October 12-16, 2018.

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Robert passed out brochures to anyone interested that he received at the conference.

ZONING HEARING BOARD ACTIVITY: No activity in October.

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

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

- The next meeting is scheduled for December 4, 2018, at 7:00 p.m.

ADJOURNMENT: Dave Downey made a motion to adjourn the meeting. Mark Caruso seconded the motion and the motion carried with a 7-0 vote. The meeting adjourned at 8:10 p.m.

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Frances Peck, Recording Secretary

*Minutes approved by the Commission on 12/04/2018.*