

SWATARA TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 6, 2018

The Swatara Township Planning Commission regular meeting was called to order with the Pledge of Allegiance, on Tuesday, February 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
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 Andrew Bomberger, Staff Member, Dauphin County Planning Commission.

APPROVAL OF MINUTES: Steve DeFrank made a motion to approve the minutes of the January 3, 2018, Reorganization and Regular Meeting as presented. Frank Rubinic seconded the motion and the motion unanimously carried.

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

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

- Review of Revised Plans: Project 2017-07C Harbour House Crabs, 2-lot Commercial Subdivision and Land Development Plan - Revised Plan dated 01/30/2018, BOC Action Deadline: 04/30/2018: The Applicant for the property is CJE Properties, Inc., located at Highland Street near Eisenhower Boulevard. Plan Dated: 03/01/2017, tabled by P.C. 06/06/2017: The plans are now under review.

The Applicant of this proposed project was granted a total of six (6) variances by the Zoning Hearing Board in October 2016. The Zoning Ordinance then required the applicant to complete all construction within (12) months. The applicant was not able to comply, and then applied to the Zoning Hearing Board for a time extension of 12 months. The Zoning Hearing Board granted that request on October 3, 2017.

The property is located in a Commercial General District served with public water and

Swatara Township Planning Commission
Regular Meeting
February 6, 2018

public sewers. Dauphin County Planning Commission, Township Engineer and Township Staff reviewed the plan previously. Revisions to the plan were a single entrance, grading and reduced paving.

The following requested waivers were previously requested, and sent to the Board of Commissioners, and it was the consensus of the Planning Commission members to support all the waivers as follows:

- Preliminary Plan, Chapter 253.11.
- Curbs: Chapter 253-13.
- Sidewalks, Chapter 253-32.
- 3.1 Maximum Slope on inside fill embankments: Chapter 247-16.D.2.
- 3.1 Maximum Slope on swale side slopes, Chapter 247-16.D.2.

Frank Rubinic made a motion to recommend, to the Board of Commissioners, approval of the Plan of Harbour House Crabs, dated 1/30/18, reaffirming the fact that the prior conditions for the previous plan, have been addressed. Pat Horner seconded the motion and the motion carried.

- Review in Progress: Project 2017-11C Members 1st FCU, Plan dated: November 14, 2017, BOC Action Deadline: 03/05/2018: The Applicant is Members 1st Federal Credit Union, located at 770 Eisenhower Boulevard, plans drawn by Alpha Consulting Engineers, Inc.

The plans were recommended for approval by the Planning Commission on January 3, 2018. A new request for an additional waiver, Section 253-32, Requirement to provide sidewalks has been received. Also, a request for a waiver: SALDO Section 253-11, requirement to submit a Preliminary Land Development Plan. This is for a waiver request only for sidewalks. Swatara Township has received a grant regarding sidewalks and Daewood is working on a sidewalk study on where to put sidewalks in the Township.

It was the consensus of the Planning Commission members to support the waiver request regarding sidewalks with money in lieu of sidewalks with a vote of 5-3 in favor of supporting this request.

OLD BUSINESS AND OTHER ITEMS:

- 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

Swatara Township Planning Commission
Regular Meeting
February 6, 2018

District: Mr. Craig Bachik represented his client in the request for an amendment to the ordinance. Items discussed were text, amendment and requests. A special committee meeting was held prior to the Planning Commission Meeting to discuss this request. Items discussed were: location next to a cemetery for a crematorium, definition of cremation, or crematorium. Mr. Bachik presented to the Planning Commission members a sample of a Text Amendment Request prepared by Navarro and Wright Consulting Engineers, Inc., dated January 31, 2018, and revised February 6, 2015. The different options were discussed for the amendment. Frank Rubinic suggested that if a crematorium is included in the subdivision plans at the proposed site, then it should be facing away from the residents located in the vicinity of the site. Research will be made on other municipalities or township ordinances regarding funeral homes and crematoriums.

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

NEW BUSINESS: No new business at this time.

OTHER PLANNING ISSUES: None at this time.

ZONING HEARING BOARD ACTIVITY:

- No activity in January.
- Upcoming hearing on March 1, 2018, at 7:00 p.m., Application of PRC717, LP and 717 Armory for a Variance from the Township Zoning Ordinance Arctic IV, Section 295-89 to allow retail and target range use with fully automated weapons at their facility located at 7500 Derry Street.

COMMISSION MEMBER REQUESTS AND COMMENTS:

- Karen Bear requested an update on the listing of the Planning Commission members since there are two new members.

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

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

ADJOURNMENT: Frank Rubinic made a motion to adjourn the meeting. Pat Horner seconded the motion and the motion carried. The meeting adjourned at 8:26 p.m.

Swatara Township Planning Commission
Regular Meeting
February 6, 2018

Frances Peck, Recording Secretary