

SWATARA TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MARCH 6, 2018

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

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

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 February 6, 2018, regular meeting minutes as presented. Karen Bear seconded the motion and the motion carried.

PUBLIC COMMENTS, INCLUDING REPORTING OF STORM WATER MANAGEMENT ISSUES:

No public comments or storm water management issues at this time.

SUBDIVISION/LAND DEVELOPMENT PLANS:

- A. **Preliminary/Final Land Development Plan for Safe Lite Auto Glass, DCT Family Trust, 1251 Eisenhower Boulevard, Harrisburg, PA, File No. 2018-01C, Plan Dated 2/19/2018, BOC Action Deadline: 06/06/2018:** Randy Shearer, PE, of Hoover Engineering Services represented the plan. The property is in a Commercial General District served by private well, and on-lot septic. The purpose of the application is to demolish an older existing automobile service facility to build a new 4,000-square foot building of the same type. No public improvements are proposed to be dedicated to the Township. Dauphin County Planning Commission, Township Engineer and Township Staff reviewed the plan.

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A zoning variance was granted by the Zoning Hearing Board on April 18, 2017, from Chapter 295, Section 307.A, to allow a rear yard setback of 18 feet. Also the Zoning Hearing Board granted a Special Exception from Chapter 295, Section 602.F for reduced number of parking spaces to 15. Also, the lot is approximately rectangular, being roughly 260 feet long and 100 feet deep. The existing well and septic tank are located under the floor of the existing garage and will be relocated on the property.

All Professional Certifications, Owners Certification should be shown on the plan. Provide approved sewage planning module, or exemption, obtain an approved Highway Occupancy Permit from PennDOT, Cost estimate of required public improvements, Financial Security for the required public improvements. Also, provide a signed and executed operations and maintenance agreement; provide a cost estimate for all stormwater related improvements, within the PennDOT right-of-way, and a financial guarantee to the Township for stormwater management controls, and all signatures and seals prior to recording of the plan.

It was the consensus of the Planning Commission members to recommend, to the Board of Commissioners, grant the waiver requests for the following:

1. SALDO Section 253.11, Requirement to submit a Preliminary Land Development.
2. SALDO Section 253.32, Requirement to provide sidewalks, to provide funds in lieu of sidewalks.

Pat Horner made a motion to recommend, to the Board of Commissioners, conditional approval of the **Plan of Safelite Auto Glass. Dated February 19, 2018,** with the following conditions:

- Note on the plan regarding trees and vegetation required in the rear yard setback.
- Identify the primary control point on the plans, and show locations and descriptions of permanent survey monuments and markers.
- Provide a note indicating the presence, or absence of a floodplain. Provide notes and statements b, and c, in the Stormwater Section of the plan, and revise the Township Engineer Certification block on the cover sheet to conform to item (d), in Section 247-19.C.22.
- Provide a profile of the access driveway and confirm that there are no obstructions in the clear sight triangle and the curb radii are greater than 10'.

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- Under the General Comments on the plan, correct the page numbers in the note on the sheets to be recorded on sheets 2 to 6. Confirm that the amount of traffic will be the same, or minimally increase over existing traffic levels, especially during peak hours. Also, provide a photometric plan for the proposed site lighting to show if there is any light spillover onto adjacent properties.

Mark Caruso seconded the motion and the motion carried.

- B. **Preliminary/Final Subdivision Plan for Patrick and Michela Rozman, 755 Orchard Drive, Harrisburg, PA, Plan No. 2018-08, Plan dated February 26, 2018, BOC Action Deadline, June 6, 2018, Navarro Wright Consulting Engineers, Inc.:** The property is in a Residential Single Family District, served with public water and public sewers. Dauphin County Planning Commission, and Township Engineer reviewed the plan.

Due to issues needed to be addressed, and Township Review not completed Dave Downey made a motion to table the **Plan of Patrick and Michela Rozman, dated February 26, 2018.** Karen Bear seconded the motion and the motion carried.

OLD BUSINESS AND OTHER ITEMS:

- A. **Continued from February: Request from Navarro & Wright Consulting Engineers, on behalf of Wiedeman Funeral Homes, Inc.:** This is a request to consider a text change amendment to the Zoning Ordinance to allow funeral homes as a use in the Residential Single Family District. Robert Ihlein presented the proposed Zoning Text Amendment language to be considered by the Township Planning Commission and the Board of Commissioners. (Attached to the minutes.) After discussion, it was the consensus of the Planning Commission members to recommend the proposed amendment, with minor adjustments. Robert Ihlein will meet with the Board and provide the recommendations for the amendment to be sent to the Township Solicitor to draw up the proposed ordinance.
- B. **Recently Approved by the Board of Commissioners:**
Project 2017-07C Harbour House Crabs: 2-lot Commercial Subdivision and Land Development. Applicant: CJE Properties, Inc., along with two waivers of the SALDO and 2 waivers of the Stormwater Management Ordinance. Property located on Highland Street, near Eisenhower Boulevard.
- C. **Still Awaiting Approval by the Board of Commissioners:**
Project 2017-11C Members 1st FCU, Redevelopment of a commercial lot for a new financial institution branch with drive-up services. Applicant Members 1st Federal Credit Union, located at 770 Eisenhower Boulevard. Plan dated: November 14, 2017. Plans Drawn By: Alpha Consulting Engineers, Inc., BOC Action Deadline

05-15/2018. Plans were recommended for approval by the Planning Commission on January 3, 2018. Applicant considering option to install sidewalks depending upon DOT approval of HOP.

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

OTHER PLANNING ISSUES AND DISCUSSION:

A. **Update of the Township Comprehensive Plan – looking for three Planning Commission members to be part of the Steering Committee:** Robert Ihlein gave an update, to the Planning Commission members, that they have received the green light from the Board of Commissioners to update the Township Comprehensive Plan. Commissioner Ed Troxell will work with the Planning Commission members on the update. The members to serve on the committee are: Karen Bear, Chad Martin and Pat Horner.

ZONING HEARING BOARD ACTIVITY:

A. No activity in February.

B. **Upcoming Hearing on May 3, 2018, at 7:00 p.m.:** A hearing will be held on the Application of PRC717, LP and 717 Armory for a Variance from the Township Zoning Ordinance, Article IV, Section 295-89, to allow retail and target range use with fully automated weapons at their facility located at 7500 Derry St. (The hearing scheduled for March 1, was postponed at the request of the Applicant.)

COMMISSION MEMBER REQUESTS AND COMMENTS:

No comments at this time.

COMMUNICATIONS AND ANNOUNCEMENTS:

A. The next meeting scheduled is for April 3, 2018, at 7:00 p.m.

ADJOURNMENT:

Steve DeFrank made a motion to adjourn the meeting. Dave Downey seconded the motion and the motion carried. The meeting adjourned at 8:05 p.m.

Frances Peck, Recording Secretary