

SWATARA TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
April 3, 2018

The Swatara Township Planning Commission regular meeting was called to order with the Pledge of Allegiance, on Tuesday, April 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	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: Karen Bear made a motion to approve the minutes of the March 6, 2018, as presented. Steve DeFrank 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 public comments, or storm water management issues at this time.

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

- Project 2018-02R, Preliminary/Final Subdivision Plan for Patrick and Michela Rozman, 755 Orchard Drive, Harrisburg, PA, Dated 02/26/2018, BOC Action Deadline: 06/06/2018: The property is in a Residential Single Family District, served with public water and public sewer. Dauphin County Planning Commission, Township Engineer, and Township Staff reviewed the plan. All signatures and seals must be provided prior to recording the plan. Cost estimates of required public improvements, financial security for the public improvements, certifications by

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professional engineer and professional land surveyor must be provided. Complete owners certification of title and dedicatory statement and a letter from the Public Water Company indicating the ability to serve the parcel will need to be provided. An Erosion and Sedimentation Control Plan will need to be submitted.

The Planning Commission Members recommended, to the Board of Commissioners, approval of the following requested waivers:

1. SALDO Section 253-11: Submission of a Preliminary Land Development Plan:
2. SALDO Section 253-24 that requires recreation areas: It is the recommendation that the waiver be approved with the condition that the recreation area, or fee-in-lieu-of be addressed in the application for a Building Permit. (Section 253-11.N and 253-24.B.(1).(b))
3. SALDO Section 253-32 - Sidewalks.

Dave Downey made a motion to recommend, to the Board of Commissioners, conditional approval of the Plan of Patrick and Michela Rozman, dated 2/26/2018, with the conditions that all notes are added to the plan and requested waivers are addressed. Karen Bear seconded the motion and the motion carried.

- New Plan Application: Project 2018-03C, Singh and Le Subdivision, Plan dated: March 13, 2018: Applicant: Paramjit Singh and Huan B. Le, of Harrisburg, PA. Location: 813 S. 29th Street and 2810 Paxton Street: BOC Action Deadline: July 2, 2018: This is a resubdivision of three (3) lots to consolidate them into two (2) lots, no new land development.

The property is in an M-L, Limited Manufacturing District. The uses on the two main parcels are primarily retail sales and a restaurant. The proposed subdivision does not contemplate a change in the use of construction of new buildings. The property is served by public water and sewer services. Dauphin County Planning Commission, Township Engineer and Township Staff reviewed the plan.

Due to issues needed to be resolved, Steve DeFrank made a motion to table the Plan of Paramjit Singh and Huan B. Le, dated March 13, 2018, Project 2018-03C. Dave Downey seconded the motion and the motion carried.

- Proposed Amendment to the Zoning Ordinance Regulations regarding Funeral Homes: The Planning Commission members discussed the proposed amendment, along with Dauphin County Planning Commission and the Township Engineer and

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Township Staff.

Frank Rubinic made a motion to recommend, to the Board of Commissioners, to approve the proposed amendment to the Zoning Ordinance Regulations regarding Funeral Homes. Pat Horner seconded the motion and the motion carried.

OLD BUSINESS AND OTHER ITEMS :

- Awaiting approval by the Board of Commissioners:
 1. Project 2018-01C, Safelite Auto Glass: Commercial Land Development to raze old auto service facility and construct a new larger facility.
Applicant DCT Trust. Location 1251 Eisenhower Boulevard.
Plan Dated: 02/19/2018. BOC: Action Deadline: 06/06/2018.
Note: The applicant of this proposed project was granted one Variance for side yard setback and one Special Exception for required parking spaces by the Zoning Hearing Board in April 2017. **PLANS WERE RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION ON March 6, 2018 and will be presented to the Board of Commissioners on April 11, 2018.**
 2. 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.
Location: 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)
 3. Other Subdivision and Land Development Projects - See "Plan Status Report."

OTHER PLANNING ISSUES AND DISCUSSION:

- Update of the Township Comprehensive Plan - Steering Committee now formed with five members: Planning Commission: Karen Bear, Chad Martin, Pat Horner. Board of Commissioners: Ed Troxell, distinguished planner and resident - Tim Reardon. A meeting was held before the Planning Commission regular meeting.

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- Planning Commission Annual Report: The Annual Report was briefly discussed and the report will be compiled and distributed to the Planning Commission members.

ZONING HEARING BOARD ACTIVITY:

1. No activity in March.
2. Upcoming hearing on May 3, 2018 at 7:00 p.m.: 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 Street. (The hearing scheduled for March 1, was postponed at the request of the applicant.) As advisors to the Board of Commissioners, it was the recommendation, of the Planning Commission members, that the granting of this variance is not contrary to the public interest.

COMMISSION MEMBER REQUESTS AND COMMENTS: There were no comments at this time.

COMMUNICATIONS AND ANNOUNCEMENTS:

- The next meeting scheduled is for May 1, 2018, at 7:00 p.m.

ADJOURNMENT: Mark Caruso made a motion to adjourn the meeting. Frank Rubinic seconded the motion and the motion carried. The meeting adjourned at 8:10 p.m.

Frances Peck, Recording Secretary