

SWATARA TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
May 1, 2018

The Swatara Township Planning Commission regular meeting was called to order with the Pledge of Allegiance, on Tuesday, May 1, 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	Pat Horner
Dave Downey, Vice-Chairman	Chad Martin
Mark Caruso	Karen Bear
Frank Rubinic	

Member(s) absent: Pat Blumenthal and Steve DeFrank.

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: Frank Rubinic made a motion to approve the minutes of the April 3, 2018, regular meeting minutes as presented. Chad Martin seconded the motion and the motion unanimously 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.

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

- A. Revised Subdivision Plan Review: Project 2018-03C, Paramjit Singh and Huan B. Le, of Harrisburg, PA: Location: 813 S. 29th Street and 2810 Paxton Street. Plan Dated: March 13, 2018, Revised April 20, 2018: BOC Action Deadline: July 2, 2018: 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.

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The following waivers were requested:

- SALDO 253.11: Preliminary Land Development Plan: It was the consensus of the Planning Commission members to recommend, to the Board of Commissioners, approval of SALDO 253.11.
- SALDO 253.14.A.17: Submission of an Erosion and Sedimentation Control Plan: It was the consensus of the Planning Commission members to recommend, to the Board of Commissioners, approval of SALDO 253.14.A.17.
- SALDO 253.26: Requiring markers and monuments: It was the consensus of the Planning Commission members to recommend, to the Board of Commissioners, approval of SALDO 253.26.
- SALDO 253.32.A.(2): Requiring sidewalks: It was the consensus of the Planning Commission members to recommend, to the Board of Commissioners, approval of SALDO 253.32.A(2) with the condition of fees in lieu of putting in sidewalks.

Dave Downey made a motion to recommend, to the Board of Commissioners, approval of the Plan of Parmjit Singh and Huan B. Le, dated Revised April 20, 2018. Frank Rubinic seconded the motion and the motion unanimously carried.

- B. Comprehensive Plan Update: review of draft Survey Questions: The Comprehensive Plan Model Community Survey was discussed by the Planning Commission members, Township Engineer and Dauphin County Planning Commission. It was suggested to incorporate how far it is to schools and how far to the golf course.

OLD BUSINESS:

- Awaiting Approval by the Board of Commissioners:
 - Proposed amendment to the Zoning Ordinance regulations regarding Funeral Homes and Crematories: public hearing to be held on May 2, 2018, at 7:15 p.m.
 - 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: 07/19/2018 (just extended)

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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)

- Recently Approved by the Board of Commissioners on April 11, 2018:
 - Project 2018-01C, Safelite Auto Glass, Commercial Land Development to raze old auto service facility and construct a new larger facility.
Applicant: DCT Family Trust.
Location 1251 Eisenhower Boulevard
Plan Dated 02/19/2018
 - Project 2018-01R, Rozman: Two-lot Residential Subdivision to create a new building lot.
Applicants: Patrick and Michela Rozman
Location: 755 Orchard Drive, Steelton
Plan Dated: 02/26/2018
- Other Subdivision and Land Development Projects - See "Plan Status Report":

OTHER PLANNING ISSUES AND DISCUSSION:

- Update of the Township Comprehensive Plan: Steering Committee formed in April 2018 with five members: Planning Commission: Karen Bear, Chad Martin, Pat Horner. Board of Commissioners: Ed Troxell, distinguished planner and resident - Tim Reardon.
- Sidewalk Connections Study: Dawood Engineering to present draft for initial review at the Planning Commission meeting on July 9, and at the Board of Commissioners meeting on July 11. The event will be publicized to try to get public input to the ideas and process.
- Planning Commission Annual Report: The Annual Report is in the process of being completed and should be available at the next regular meeting.

ZONING HEARING BOARD ACTIVITY:

- No activity in April.
- 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

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295-89 to allow retail and target ranges 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.)

COMMISSION MEMBER REQUESTS AND COMMENTS:

- Robert Ihlein reminded the members of the Annual TCRPC Luncheon being held on May 3, 2018, at the Sheraton Harrisburg Hershey Hotel at 4850 Lindle Road, Harrisburg, PA 17111. It starts at 11:30 a.m. and ends at 1:30 p.m.
- Robert Ihlein announced, for Planning Commission members interested, a "Guideposts for Decision Making Land Use Law and Ethics" Seminar is being held on Friday, May 11, 2018, at 8:45 a.m. to 3:00 p.m., at the Giant Food Store Community Center, 2300 Linglestown Road, Harrisburg, PA 17110. It is \$35.00 for APA/PA members and \$40.00 for non-members. The registration deadline is May 2, 2018.

COMMUNICATIONS AND ANNOUNCEMENTS:

- The next meeting of the Planning Commission will be held on June 5, 2018, at 7:00 p.m.

ADJOURNMENT: Pat Horner made a motion to adjourn the meeting. Karen Bear seconded the motion and the motion carried. The meeting adjourned at 7:44 p.m.

Frances Peck, Recording Secretary