

SWATARA TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
July 9, 2018

The Swatara Township Planning Commission regular meeting was called to order with the Pledge of Allegiance, on Tuesday, July 9, 2018, at 7:20 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 Blumenthal

Member(s) absent: . Pat Horner.

Also, present: Robert Ihlein, Swatara Township Planning and Zoning Coordinator and Secretary to the Planning Commission, and Steve Deck, Staff Member, Dauphin County Planning Commission.

APPROVAL OF MINUTES: Frank Rubinic made a motion to approve the minutes of the May 1, 2018, regular meeting. Karen Bear seconded the motion and the motion unanimously carried.

COMMUNICATIONS AND ANNOUNCEMENTS:

- A. Robert Ihlein reported that Tom Wilson, P.E. would be the in-house Township Engineer for Swatara Township, and there would be two reports each month from Dawood Engineers and Tom Wilson.

PUBLIC COMMENTS, INCLUDING REPORTING OF STORM WATER

MANAGEMENT ISSUES: There were no issues regarding storm water management.

SUBDIVISION/LAND DEVELOPMENT PLANS:

- **New Plan Review: Project 2018-04C: Subdivision Plan for TC Rentals, LLC, 250 East Park Drive, Plan Dated: June 11, 2018. BOC Action Deadline: October 8, 2018:** The property is located in a Commercial General District served with public sewers and public water. This is a subdivision for a lot add-on and development of a new parking lot. The subdivision is for the shifting of a property line moving it 250-feet. Sidewalks and stormwater were discussed. Two waivers

Swatara Township Planning Commission
Regular Meeting
July 9, 2018

were requested as follows:

- SALDO Chapter 253, Section 253-10-A, requiring a Preliminary Land Development Plan.
- SALDO Chapter 253-32-A(2) - Requiring sidewalks.

Frank Rubinic made a motion accept and table the plan until the next regular meeting. Chad Martin seconded the motion and the motion unanimously carried.

- **New Plan Review: Project 2018-05C: Fresh Express, Inc., Land Development Plan dated June 25, 2018, BOC Action Deadline: October 8, 2018. Located at 7505 Grayson Road:** The property is located in a Commercial General District served with public water and public sewers. One waiver was requested for SALDO Chapter 253, Section 253-10A, requiring a Preliminary Land Development Plan.

Steve DeFrank made a motion to accept and table the plan of Fresh Express, Inc., until the next regular meeting. Mark Caruso seconded the motion and the motion unanimously carried.

- **New Plan Review: Project 2018-06C: Home2 Suites by Hilton, Land Development Plan, applicant: K. N. Tecport LLC c/o Naren Patel, located at 469 Port View Drive, Plan dated June 21, 2018: BOC Action Deadline: October 8, 2018:** The property is located in a Commercial General District served with public water and public sewer. There were no waivers requested. This is a new land development plan for a new 4-story, 103 room hotel in Tecport.

Chad Martin made a motion to accept and table the Plan of Home 2 Suites, by Hilton, until the next regular meeting. Pat Blumenthal seconded the motion and the motion unanimously carried.

- **New Plan Review: Project 2018-07C: Churchville Cemetery Association of Oberlin Subdivision Plan, located at 51 South Harrisburg Street. Plan Dated June 26, 2018, BOC Action Deadline: October 8, 2018.** There plan is in a Residential Single-Family District served with public water and public sewer. The plan is for a two lot subdivision of a non-residential property.

There were three waivers requested for the following and it was the consensus, of the Planning Commission members, to grant these waivers:

Swatara Township Planning Commission
Regular Meeting
July 9, 2018

- SALDO Chapter 253, Section 253-11, requiring a Preliminary Land Development Plan.
- SALDO Chapter 253-31, requiring curbing.
- SALDO CHAPTER 253, SECTION 253-32-A(2), requiring sidewalks.

Frank Rubinic made a motion to accept the plan, and recommend, to the Board of Commissioners, conditional approval pending all comments from the Staff Review, Township Engineer and Dauphin County are addressed. Steve DeFrank seconded the motion and the motion unanimously carried.

- **New Plan Review: Project 2018-08C: Wiedeman Funeral Homes Land Development Plan, Applicant: Wiedeman Funeral Homes & Cremation Services, Inc., located on South Harrisburg Street: Plan Dated: June 26, 2018, BOC Action Deadline: October 8, 2018:** The property is located in a Residential Single Family District served with public water and public sewer. This is a land development plan for a new 9,000 square foot funeral home with a parking lot and associated improvements:

Two waivers were requested as follows:

- SALDO Chapter 253: Section 253-11, requiring a Preliminary Land Development Plan.
- SALDO Chapter 253, Chapter 253-31, requiring sidewalks.

Steve DeFrank made a motion to accept, and table the plan of Wiedeman Funeral Homes, until the next regular meeting. Karen Bear seconded the motion and the motion carried.

- **Conditional Use Application, for Wiedeman Funeral Homes Land Development Plan, Applicant: Wiedeman Funeral Homes & Cremation Services, Inc., located on South Harrisburg Street, Plan dated June 26, 2018:** This is an application for a land development of a new 9,000 square foot funeral home with a parking lot and associated improvements. The application will be forwarded to the Board of Commissioners for a public hearing to be held within 60-days.

Mark Caruso made a motion to forward the Conditional Use Application, for Wiedeman Funeral Homes, to the Board of Commissioners. Frank Rubinic

seconded the motion and the motion unanimously carried.

- **Lower Paxton Township Comprehensive Plan and Map - Request for comments:** Robert Ihlein presented the Planning Commission Members with a copy of the Lower Paxton Township Comprehensive Plan and asked for their review and comments.

OLD BUSINESS AND OTHER ITEMS:

- Recently approved by the Board of Commissioners on June 13, 2018, was Project 2017-11C, Members 1st FCU, located at 770 Eisenhower Boulevard, plan dated November 14, 2017. Plans Drawn By: Alpha Consulting Engineers, Inc., BOC Action Deadline: 7/19/2018 (just extended). Plans were approved without installing sidewalks; applicant to pay fee in-lieu-of.
- Other Subdivision and Land Development Projects - See "Plan Status Report".

OTHER PLANNING ISSUES AND DISCUSSION:

- Update of the Township Comprehensive Plan: The Steering Committee 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.
- Sidewalk Connections Study: Dawood Engineering will present a draft for initial review at the Board of Commissioners meeting on July 11, 2018. The results of this process will be folding into the Comprehensive plan Update process with recommendations for implementation.
- Planning Commission Annual Report for 2017: Still a work in progress.

ZONING HEARING BOARD ACTIVITY - HEARING FOR SPECIAL EXCEPTION:

- The Zoning Hearing, for the Applicant Joel Medvidovich, Property Owner: Phoenix Investors, Inc., located at 202 South 38th Street, Swatara Township, Dauphin County, PA. The Applicant has lessee's interest in a portion of the property located at 101 South 38th Street, Parcel No. 63-008-028, located in the Commercial General Zoning District. The Applicant currently operates a lawful restaurant and indoor recreation facility known as "Club Med Billiards" on the property. The facility has an indoor kitchen which is used to prepare snacks and meals. The Applicant is requesting consideration of a Special Exception to be able to have a "Tavern" use as defined in the Zoning Ordinance. The Applicant also desires to construct and operate a nanobrewery, or microbrewery inside the facility as part of the Tavern use.

Swatara Township Planning Commission
Regular Meeting
July 9, 2018

The Township Zoning Ordinance, under Chapter 295-28-11 allows "Tavern, which may include a state-licensed microbrewery" as a permitted use granted by Special Exception in the C-G Zoning District. The Applicant seeks a Special Exception to add these uses to the facility on his property. The hearing was held on June 28, 2018, and the request was granted.

COMMISSION MEMBER REQUESTS AND COMMENTS:

- Chuck Bowser stated he would like to have the Township Solicitor come to a Planning Commission meeting to explain the regulations required, on a legal basis, on what the Commission can and cannot do regarding sidewalks

NEXT MEETING: The next meeting will be held on August 6, 2018, at 7:00 p.m.

ADJOURNMENT: Frank Rubinic made a motion to adjourn the meeting. Pat Blumenthal seconded the motion and the motion carried. The meeting adjourned at 9:08 p.m.

Frances Peck, Recording Secretary