

SWATARA TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
August 6, 2018

APPROVED 9/4/2018 RI

The Swatara Township Planning Commission regular meeting was called to order with the Pledge of Allegiance, on Tuesday, August 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  
Pat Blumenthal

Pat Horner  
Chad Martin  
Karen Bear

Member(s) absent: Steve DeFrank, Mark Caruso, 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 Steve Deck, Staff Member, Dauphin County Planning Commission, and Tom Wilson, P.E., Swatara Township Stormwater Engineer.

APPROVAL OF MINUTES: Minutes of the July 9, 2018, Swatara Township Planning Commission Regular Meeting. Dave Downey made a motion to approve the minutes of the July 9, 2018, regular meeting as presented. Pat Blumenthal seconded the motion and the motion carried.

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

OLD BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:

- **Plan Review: Project 2018-04C: TC Rentals - Subdivision, Lot add-on and development of a new parking lot. Applicant TC Rentals, LLC, Location: 250 East Park Drive, Plan Dated: June 11, 2018. BOC Action Deadline: October 8, 2018:** The property is 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. Three waivers have been requested. The plan was accepted for review by the Township Planning Commission on 7/9/18. Dauphin County Planning Commission, Township Engineer, Township Staff and the Stormwater Review have been completed.

Due to issues needed to be addressed, the plan was tabled until the next regular meeting.

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- **Plan Review: Project 2018-05C: Fresh Express - lot consolidation plan with new land development of a new 46,800 food processing plant. Applicant: Luiz R.C. Mercaldi, Fresh Express, Inc., Located: 7505 Grayson Road. Plan Dated: June 25, 2018, BOC Action Deadline: October 8, 2018: Two Waivers have been accepted. Revised drawings submitted on 7/18/18. Accepted for review by the Township Planning Commission on 7/9/18. Dauphin County Planning Commission, Township Engineer, Stormwater Review and Staff reviewed the plan.**

Due to issues needing to be resolved, the plan was tabled until the next regular meeting.

- **Plan Review: Project 2018-06C: Home2Suites by Hilton - New land development of a new 4-story 103 room hotel in Tecport: Applicant: K N Tecport LLC c/o Naren Patel, Location: 469 Port View Drive. Plan Dated: June 21, 2018, BOC Action Deadline: October 8, 2018. No waivers requested.** The property is located in a Commercial General District served with public water and public sewer. There were no waivers requested. The plan was accepted for review by the Planning Commission on 7/9/18 and Dauphin County Planning Commission, Township Engineer, Stormwater Review, and Township Staff reviewed the plan.

Scott Akens addressed the volume controls with stormwater on the site. The reviewed plans have addressed most of the issues. A Stormwater Report is needed, and the sidewalks will be in accordance with the TecPort Master Plan. A sidewalk connection will be constructed to the corner of Chambers Hill Road and Harrisburg Street. The Township will work on getting a utility Highway Occupancy Permit to install a pedestrian crosswalk across Chambers Hill Road. The revised plan addressed most of the comments and have been resolved.

The following waiver was requested, and it was the consensus of the Township Planning Commission members to support this request.

- SALDO Section 253-11, Submission of Preliminary Land Development Plan.

Dave Downey made a motion to recommend, to the Board of Commissioners, approval of the **Plan of Home2Suites by Hilton, dated June 21, 2018**, with condition that all review comments have been addressed, and the utility HOP has been resolved for the cross walk at Chambers Hill Road. Pat Horner seconded the motion and the motion carried.

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- **Plan Review: Project 2018-07C: Churchville Cemetery Association of Oberlin - 2-lot subdivision of a non-residential property to create a 5-acre building lot. Applicant: Wiedeman Funeral Homes & Cremation Services, Inc. Location: 51 South Harrisburg Street. Plan Dated: June 26, 2018. BOC Action Deadline: October 8, 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. Marcel H. Mileo, of Navarro & Wright presented the plan for the Commission. There was no stormwater review of the plan.

The following waivers were requested, and it was the consensus of the Planning Commission members to recommending the granting of the waivers:

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

SALDO - Chapter 253, Section 253-31 requiring curbing.

SALDO - Chapter 253 - Section 253-32.A(2) requiring sidewalks.

Karen Bear made a motion to recommend, to the Board of Commissioners, approval of the **Plan of Churchville Cemetery Association of Oberlin, dated June 26, 2018**. Chad Martin seconded the motion and the motion carried.

- **Plan Review: Project 2018-08C: Wiedeman Funeral Homes - land development of a new 9,000 square foot funeral home with parking lot and associated improvements. Applicant: Wiedeman Funeral Homes & Cremation Services, Inc. Location: S. Harrisburg Street. Plan Dated: June 26, 2018. BOC Action Deadline: October 8, 2018. There were three waivers requested.** The plan was accepted for review by the Township Planning Commission on 7/9/18. The property is in a Residential Single-Family District, served with public water and public sewer. Distance for sidewalks and curbs discussed, and the stormwater issue will need to be addressed. The site distance and driveway internal circulation was discussed.

Dave Downey made a motion to table the **Plan of Wiedeman Funeral Homes, dated June 26, 2018**. Chad Martin seconded the motion and the motion carried.

- **Conditional Use Application: Wiedeman Funeral Homes: land development of a new 9,000 square foot funeral home with parking lot and associated improvements. Applicant: Wiedeman Funeral Homes & Cremation Services, Inc., located on South Harrisburg Street. Plan dated: June 26, 2018.** The status

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of this is a hearing will be held, by the Board of Commissioners on 8/8/2018, at 6:00 p.m.

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

**NEW BUSINESS: SUBDIVISION/LAND DEVELOPMENT PLANS:**

- **New Plan Review: Project 2018-09C: Life Center Ministries - Land Development/ addition of approximately 3,300 square feet of class room and accessory space to existing place of worship. Applicant: Palmer Construction Co., Inc., Location: 411 S. 40th Street. Plan Dated Ju8ly 25, 2018. BOC Action Deadline: November 5, 2018. Waivers Requested:** Chad Martin made a motion to accept the plan for review. Pat Horner seconded the motion and the motion carried.

**OTHER PLANNING ISSUES AND DISCUSSION:**

- Update of the Township Comprehensive Plan: Steering Committee held its second meeting on June 5, with four members present. The Community Survey and a general schedule of the planning process were discussed. Their third meeting was held on August 5. The data collection phase of the process was discussed.
- Sidewalk Connections Study: Dawood Engineering presented the draft for initial review at the B.O.C. meeting on July 11. The results of this process will be folded into the Comprehensive Plan Update process with recommendations for implementation.
- Planning Commission Annual Report for 2017: still a work in progress.
- Incorporating "Design Compatibility Standards" into the zoning and subdivision and land development ordinances was discussed by Robert Ihlein. The Commission is interested in learning more about these concepts. Mr. Ihlein will do some research and provide some suggestions for including them in the ordinances.
- Attorney Kurt Williams will be coming to the next meeting to discuss the application of the requirements for curbs and sidewalks as currently written in the township ordinances and possible changes.

**ZONING HEARING BOARD ACTIVITY - HEARING FOR SPECIAL EXCEPTION:**

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No hearings in July.

COMMISSION MEMBER REQUESTS AND COMMENTS: No comments at this time.  
COMMUNICATIONS AND ANNOUNCEMENTS: Next meeting is scheduled for  
September 4, 2018, at 7:00 p.m.

ADJOURNMENT: Pat Horner made a motion to adjourn the meeting. Dave Downey  
seconded the motion and the motion carried. The meeting adjourned at 8:24 p.m.

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Frances Peck, Recording Secretary