

SWATARA TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
September 4, 2018

APPROVED 10/2/2018

The Swatara Township Planning Commission regular meeting was called to order with the Pledge of Allegiance, on Tuesday, September 4, 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
Mark Caruso
Frank Rubinic
Pat Blumenthal

Steve DeFrank
Chad Martin
Karen Bear
Pat Horner

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 August 6, 2018, regular meeting. Pat Blumenthal seconded the motion and the motion unanimously carried.

PUBLIC COMMENTS, INCLUDING REPORTING OF STORM WATER

MANAGEMENT ISSUES: No public comments, or storm water 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:** Adam Davis, Engineer for the project, presented the plan for the Planning Commission members. The property is in a Commercial General, C-G District served with public water and public sewers. Dauphin County Planning Commission, Township Engineer and Township Staff reviewed the plan. The plan must be signed, sealed and all comments addressed before Board action.

The following waivers were requested:

SALDO SECTION 253-10.A - Submission of Preliminary Plan:

It was the consensus of the Planning Commission members to, recommend to the Board of Commissioners, support the request of the waiver for Submission of the

Preliminary Plan.

SALDO SECTION 253.32.A - Installation of Sidewalks:

It was the consensus of the Planning Commission Members to recommend, to the Board of Commissioners, the requested waiver of the Installation of Sidewalks, in lieu of a fee.

Mark Caruso made a motion to recommend, to the Board of Commissioners, approval of the **Plan of TC-Rentals, dated June 11, 2018, Revised August 21, 2018**. Steve DeFrank seconded the motion and the motion unanimously carried.

- **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. Location: 7505 Grayson Road, Plan Dated: June 25, 2018. BOC Action Deadline: October 8, 2018:** Two waivers for the plan have been requested. The plan is still tabled, since August 6, 2018.
- **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, 2018m Revised Date of June 27, 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. All comments need to be addressed, all signatures and seals needed before Board approval. The following requests for waivers are as follows:

SALDO Chapter 253, Section 253-10-A - Submission of a Preliminary Plan:

It was the consensus of the Planning Commission members to recommend, to the Board of Commissioners, approval of this requested waiver.

SALDO Chapter 253 - Section 253-31 - Curbing:

It was the consensus of the Planning Commission members to recommend, to the Board of Commissioners, approval of this requested waiver, in lieu of a fee.

SALDO Chapter 253 - Section 253-32.A(2) - Sidewalks:

It was the consensus of the Planning Commission members to recommend, to the Board of Commissioners, approval of this requested waiver, in lieu of a fee.

Pat Horner made a motion to recommend, to the Board of Commissioners, approval of the **Plan of Wiedeman Funeral Homes & Cremation Services, Inc.,**

dated Revised 7/27/18. Steve DeFrank seconded the motion and the motion carried with Frank Rubinic abstaining due to a possible conflict of interest.

- **PLAN REVIEW: PROJECT 2018-09C: Life Center Ministries - Lland development/addition of approximately 4,800 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 July 25, 2018, BOC Action Deadline: November 5, 2018.** Lee S. Zeger, III of CES Engineers LLC presented the plan. Dauphin County Planning Commission, Township Engineer, and Township Staff reviewed the plan.

After a discussion, due to issues needing to be resolved, Frank Rubinic made a motion to table the plan. Karen Bear seconded the motion and the motion carried.

- **PENDING APPROVAL BY THE BOARD OF COMMISSIONERS ON SEPTEMBER 12, 2018:**

- **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:** One waiver was requested requiring a Preliminary Land Development Plan. Dauphin County Planning Commission, Township Engineer and Township Staff reviewed the plan. DEP approved the Sewer Module 7/30/18, and it was recommended for approval by the Planning Commission on 8/6/18.

- **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: Three waivers were requested. STATUS: Accepted for review by the Township TOWNSHIP MANAGER CORNELL: on 7/9/18, recommended for approval by the P.C. on 8/6/18.**

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

NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS: No new plans submitted for review.

OTHER PLANNING ISSUES AND DISCUSSIONS:

- Update of the Township Comprehensive Plan: Steering Committee held its second meeting on June 5, with four members present. The Community Survey and a

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general scheduled of the planning process were discussed. Their third meeting was held on August 6. The data collection phase of the process will be held open through the end of August. The Committee meets again on October 2.

- Sidewalk Connection Study: Dawood Engineering presented the draft for initial review at the B.O.C. meeting on July 11. The presentation boards are being held open for review and comments through August. The results of this of the 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 - review of Paxtang Borough Ordinance presented by Robert Ihlein.
- Application of the requirements for curbs and sidewalks as currently written in the township ordinances - draft changes to ordinance presented by Kurt Williams, Esquire, of Salzmann and Hughes. Discussed the possibility of indicating where sidewalks and curbs should be put in, possible promotion of pedestrian walkways. Should indicate with waivers are requested to recommend to the Board of Commissioners if waivers are granted, it should be with fee in lieu of putting in sidewalks, or curbs.
- Zoning Hearing Board Activity: No activity in August.

COMMISSION MEMBER REQUESTS AND COMMENTS: No comments at this time.

COMMUNICATIONS AND ANNOUNCEMENTS: No communications and announcements at this time.

NEXT MEETING: The next meeting is scheduled for October 2, 2018, at 7:00 p.m.

ADJOURNMENT: Frank Rubinic made a motion to adjourn the meeting. Steve DeFrank seconded the motion and the motion carried. The meeting adjourned at 8:45 p.m.

Frances Peck, Recording Secretary