

**SWATARA TOWNSHIP PLANNING COMMISSION**  
**599 EISENHOWER BOULEVARD, HARRISBURG, PA 17111**  
**Advertised Regular Monthly Public Meeting**  
**Tuesday, September 7, 2021, AT 7:00 PM**

AGENDA

1. Call to Order and Roll Call
2. Approval of Minutes: meeting held on August 10, 2021
3. Public Comments, Including Reporting of Storm Water Management Issues
4. OLD BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:  
  
Project 2021-03C: KPA RE, LLC - land re-development of an existing lot with a new commercial building  
Applicant: Arvind Delvadia, KPA RE, LLC  
Location: 900 Eisenhower Boulevard  
Plan Dated: 06/30/2021  
Status: Plans submitted to the Township on June 30, 2021; submitted to the Planning Commission for acceptance for review on July 6, 2021; **TABLED 8/3/2021**  
BOC Action Deadline (90 days): October 5, 2021
5. NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:  
  
Project 2021-04C: land development for new commercial retail building  
Applicant: PTV 1220, LLC  
Location: 7967 Derry Street  
Plan Dated: August 2021  
Status: Plans submitted to the Township on September 1, 2021; submitted to the Planning Commission for acceptance for review on September 7, 2021  
BOC Action Deadline (90 days): December 6, 2021
6. Other Planning Information Items, Issues and Discussion:  
  
(a) Planning issues / “Swatara Rising 2025” Comprehensive Plan amendment –  
Staff is working on several aspects of “Modernizing the Codes Department”, including switching to a new computer permitting system with a mobile application. This would be used on new mobile tablets in the field by Code Officers to save time from handwriting notices of violations. Currently working with Commissioner Varner on adopting the 2021 version of the International Property Maintenance Code.

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(b) Ordinance and Planning issues for discussion and further review:

(1) A review and discussion regarding “Animals” and comfort pets (held over from 2020 - on hold for now)

(2) Design and Development Compatibility Standards (held over from 2019 as part of “Swatara Rising 2025” action items): review information about “Traditional Neighborhood Development (TND) from the PA Municipalities Planning Code (MPC) and from Lower Allen Township and Lower Swatara Township; [view video of Derry Street corridor](#)

(3) A review of the “[Open Space Option](#)” in the Zoning Ordinance (requested by Mr. Bowser) [§ 295-35. Open space development option.](#) (attachment)

(4) [Review of Section 295-104 “Off-Street Parking and Loading”](#) (attachment) (related to “Guidance on Retrofitting and Constructing Driveways and Off-Street Parking Areas on Existing Residential Properties” )

7. Zoning Hearing Board Activity:

UPCOMING ON September 2, 2021

Case 2021-06: Companions at Peace; seeking Special Exception to operate a pet crematory at a lease space at 4400 Lewis Road

Case 2021-07: Crossroads Baptist Church; seeking Special Exception to operate a place of worship at 350 N. Harrisburg Street

8. Communications and Announcements:  
None.

9. Commission Member Requests and Public Comments:

**NEXT MEETING IS OCTOBER 5, 2021**

10. Adjournment