

SWATARA TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
September 7, 2021

The Swatara Township Planning Commission regular meeting was called to order, by Chairman Chuck Bowser, with the Pledge of Allegiance, on Tuesday, September 7, 2021, at 7:00 p.m., at the Swatara Township Municipal Building, 599 Eisenhower Boulevard, Harrisburg, PA 17111.

Members of the Commission present:

Chuck Bowser, Chairman	Pat Horner
Chad Martin, Vice-Chairman	Lee Pisano
Karen Bear	

Also, present: Robert Ihlein, Swatara Township Planning and Zoning Coordinator and Secretary to the Planning Commission; Stephen Cordaro, Project Engineer, Dawood Engineers, Township Engineer.

APPROVAL OF MINUTES:

Lee Pisano made a motion to approve the minutes of the August 10, 2021, regular meeting. Karen Bear seconded the motion and the motion carried with a 5-0 vote.

PUBLIC COMMENTS, INCLUDING REPORTING OF STORM WATER

MANAGEMENT ISSUES: There were no comments of stormwater management issues or public comments at this time.

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

NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:

a) 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

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Planning Commission for acceptance for review on September 7, 2021
BOC Action Deadline (90 days): December 6, 2021

Cory Adam represented the Dollar General Store Plan with the Planning Commission and after the discussion Lee Pisano made a motion to accept the plan for review. Pat Horner seconded the motion and the motion carried with a 5-0 vote.

- b) Local & State Article on “Could zoning change breathe new life into Colonial Park Mall? The Planning Commission discussed the article presented by Chairman Bowser. After discussion, it was decided to include this article on the next month’s agenda.

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.
- 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) from Lower Allen Township and Lower Swatara Township. Robert Ihlein presented a video for the Planning Commission members to watch on the 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) Robert Ihlein discussed this with the Planning Commission members.
 - (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”) Robert Ihlein reported that this needs to be updated and will be put on the back burner.

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ZONING HEARING BOARD ACTIVITY:

UPCOMING ON September 2, 2021:

- a) Case 2021-06: Companions at Peace; seeking Special exception to operate a pet crematory at a lease space at 4400 Lewis Road.
- b) Case 2021-07: Case 2021-07: Crossroads Baptist Church; seeking Special Exception to operate a place of worship at 350 N. Harrisburg Street.

COMMUNICATIONS AND ANNOUNCEMENTS: No communications, or announcements at this time.

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

NEXT MEETING IS OCTOBER 5, 2021.

ADJOURNMENT: Lee Pisano made a motion to adjourn the meeting. Pat Horner seconded the motion and the motion carried with a 5-0 vote. The meeting adjourned at 8:30 p.m.

Frances Peck, Recording Secretary