

SWATARA TOWNSHIP PLANNING COMMISSION

Advertised Regular Monthly Public Meeting to be held on
Tuesday, January 11, 2022, at 7:00 PM held at
599 Eisenhower Boulevard, Harrisburg, PA

AGENDA

1. Call to Order and Roll Call
2. Reorganization of the Planning Commission: Recognition of any new appointees; election of a Chairperson and Vice Chairperson; appointment of Recording Secretary and Corresponding Secretary
3. Approval of Minutes: meeting held on December 7, 2021
4. Public Comments, Including Reporting of Storm Water Management Issues
4. OLD BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:

Project 2021-03C: land re-development of an existing lot with a new commercial building for a Dunkin restaurant and a retail store

Applicant: Arvind Delvadia, KPA RE, LLC

Location: 900 Eisenhower Boulevard

Plan Accepted for review by Planning Commission: July 6, 2021

BOC Action Deadline (90 days): October 5, 2021; ***time extension granted by applicant to March 16, 2022.***

Current Status: TABLED August 3rd pending resolution of stormwater & HOP concerns with PennDOT, permission from the natural gas pipeline company, and further review of the traffic study.

Project 2021-04C: Stay APT Suites hotel in Tecport

Applicant: Ryan A. Schwotzer

Location: 435 Port View Drive

Plan Accepted for review by Planning Commission: October 5, 2021

BOC Action Deadline (90 days): January 5, 2022; ***time extension granted by applicant to February 15, 2022.***

Current Status: first review Nov. 2, 2021; Letter addressing review comments and revised plans dated 12/01/2021. TABLED December 7th pending resolution of stormwater management concerns.

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Project 2021-05C: land development for new retail building for Dollar General

Applicant: PTV 1220, LLC

Location: 7967 Derry Street

Plan Accepted for review by Planning Commission: September 7, 2021

BOC Action Deadline (90 days): December 6, 2021

CURRENT STATUS: THIS PLAN WAS APPROVED BY THE BOARD OF COMMISSIONERS ON DECEMBER 1, 2021. HOWEVER, THE APPLICANT HAS SUBMITTED A REVISED PLAN DATED JANUARY 4, 2022 SHOWING A NEW DRIVEWAY FROM DERRY STREET.

Project: 2021-06R: Capitol Manor – 18 new townhomes

Applicant: Hennick Construction

Location: 3833 Derry Street

Plan Accepted for review by Planning Commission: November 2, 2021

BOC Action Deadline (90 days): February 2, 2022

Current Status: See plan review comments from County and Township; TABLED December 7th pending resolution of driveway access and other concerns.

5. NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:

Project: 2022-01R: Rutherford Garden Homes – 40 new housing units

Applicant: The McNaughton Company

Location: north of Derry Street between 63rd and 64th Streets

Plan Accepted for review by Planning Commission:

Status: Status: Plans submitted to the Township on January 12, 2022

ACTION: Accept plans for review.

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6. OLD BUSINESS – PLANNING INFORMATION, ISSUES AND ORDINANCES

> Planning issues / “Swatara Rising 2025” Comprehensive Plan amendment – Development Compatibility Standards (part of “Swatara Rising 2025” action items): *On December 7, 2021 the Planning Commission voted to recommend this amendment for adoption and referred it to the Board of Commissioners for consideration.*

> Referred by the Board of Commissioners:
Draft Neighborhood Design Overlay District submitted by Charter Homes & Neighborhoods
ACTION: Presentation by Charter Homes on December 7, 2021.
Tabled until February 1, 2022 meeting.

> *Referred by Solicitor’s office:*
Wireless Communications Facilities – Act 50 Legislation
ACTION: review and discuss draft zoning ordinance amendment distributed on November 2nd over next 2 meetings.

> *Referred by Planning and Zoning Director*
Short Term Residential Rentals
ACTION: review and discuss Derry Township ordinance distributed on November 2nd.

7. NEW BUSINESS – PLANNING INFORMATION, ISSUES AND ORDINANCES

> *Request from Commissioner Tuckey:*
Repeal of Ordinance 2017-7 that permitted warehouses by Conditional Use in the General Commercial (C-G) zoning districts.

8. Zoning Hearing Board Activity:

Case No. 2021-08: Schaedler Yesco Distribution scheduled for December 22, 2021 @ 7:00 pm. Applicant requested a variance to allow for a larger wall sign than what the zoning ordinance permits. The variance was approved because the applicant proved that the impending I-83 widening project and the loss of their freestanding sign was a hardship that they did not create.

9. Communications and Announcements:

Next meeting – February 1, 2022

10. Commission Member Requests and Adjournment