

SWATARA TOWNSHIP PLANNING COMMISSION

Advertised Regular Monthly Public Meeting to be held on
Tuesday, February 1, 2022, at 7:00 PM held at
599 Eisenhower Boulevard, Harrisburg, PA

AGENDA

1. Call to Order and Roll Call
2. Approval of Minutes: meeting held on January 11, 2022
3. Approval of the Planning Commission Annual Reports for 2020 and 2021
4. Public Comments, Including Reporting of Storm Water Management Issues
5. OLD BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:

a. Project 2021-03C: “Preliminary/Final Land Development Plan for 900 Eisenhower Boulevard”

Proposing re-development of an existing lot with a new commercial building for a Dunkin restaurant with drive through service and an adjoining 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 3, 2021;

Recent correspondence from Adam Keiper, P.G. of Light-Heigel & Associates, Inc. contained a list of 9 items, including waiver requests and other documents, plus a *revised plan dated 01/05/2022* that were distributed to the PC on January 11th. Dawood Engineering has responded with a review of the traffic study on October 21, 2021.

ACTION: Possible consideration of recommendations on the waivers and revised plans

b. Project 2021-04C: “Site Development Plans for StayApt Suites – Harrisburg, PA”

Proposing a new 70 unit Stay APT Suites hotel on vacant lot in Tecport Business Center

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 *revised plans dated 12/01/2021 submitted.* TABLED December 7th pending resolution of stormwater management concerns. Dawood Engineering has responded with a review of the traffic circulation report dated January 19, 2022.

ACTION: Possible consideration of recommendations on the waivers and revised plans

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c. Project 2021-06R: “Preliminary/Final Land Development Plat - Capitol Manor”

Proposing 18 new townhomes on 0.955 acres situated between Derry & Sherwood Streets

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; *time extension granted by applicant to April 15, 2022.*

Current Status: TABLED December 7th

Email correspondence from Randy Wright at Hanover Engineering on 1/20/2022 indicating they are still working to resolve driveway accesses and other concerns.

NO ACTION NEEDED AT THIS TIME

d. Project 2022-01R: “Preliminary/Final Lot Consolidation and Land Development Plan for Rutherford Garden Homes”

Proposing 40 new apartment style housing units in 5 buildings on 4.35 acres

Applicant: The McNaughton Company

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

Plan Accepted for review by Planning Commission on January 11, 2022

BOC Action Deadline (90 days): April 11, 2022

Current Status: first round of reviews from Zoning Officer, stormwater engineer, Township Engineer, and County Planning have been completed and sent to applicant’s engineer.

ACTION: Discussion of review comments

6. NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:

Project: 2022-02C: “Final Land Development Plan for Eisenhower Business Center”

Proposing a 78,000 square foot flex space building on 10 acres

Applicant: Triple Crown Corporation

Location: Eisenhower Boulevard

Status: Plans dated January 25, 2022, submitted to the Township on 1/25/2022

ACTION: Accept plans for review

7. OLD BUSINESS – PLANNING INFORMATION, ISSUES AND ORDINANCES

a. 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. The Board may consider this for action in March or April.

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b. Referred by the Board of Commissioners:

Draft “*Neighborhood Design Overlay District*” submitted by Charter Homes & Neighborhoods

ACTION: 1. Discussion of draft zoning ordinance amendment

2. Rescheduling site visit to the Walden development in Silver Spring Township

c. Referred by Solicitor’s office:

“*Wireless Communications Facilities – Act 50 Legislation*”

ACTION: review and discuss draft zoning ordinance amendment distributed on November 2nd.

d. by Planning and Zoning Director:

“*Short Term Residential Rentals*”; See Derry Township ordinance as an example

ACTION: ON HOLD UNTIL SPRING

e. Request from Commissioner Tuckey:

Repeal of Ordinance 2017-7 that permitted warehouses by Conditional Use in the General Commercial (C-G) zoning districts.

ACTION: Possible consideration of recommendation to Board of Commissioners

8. NEW BUSINESS – PLANNING INFORMATION, ISSUES AND ORDINANCES

None.

9. Communications and Announcements:

Next meeting – March 1, 2022

10. Commission Member Comments and Adjournment