

SWATARA TOWNSHIP PLANNING COMMISSION

Advertised Regular Monthly Public Meeting to be held on
Tuesday, March 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 February 1, 2022
3. Public Comments, Including Reporting of Storm Water Management Issues
4. OLD BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:

a. Plan 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, now to June 13, 2022.*

Current Status: TABLED, still under review

New since last meeting: additional time extension granted; letter requesting deferral of sidewalk requirements; memo from William Gralski, PE regarding the request for a waiver of Stormwater Management requirements; Solicitor sent the HOP application and Stormwater System Operation & Maintenance Agreement to review

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

b. Plan 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, now to April 15, 2022.*

Current Status: TABLED, still under review

New since last meeting: additional time extension granted; waiver request of SWM volume control; response to departmental review comments; new trip generation report; revised stormwater management report; new revised plans

ACTION: Review of recently submitted materials and possible consideration of recommendations on the waivers and revised plans

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c. Plan 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, still under review

New since last meeting: Randy Wright, RLA at Hanover Engineering presented a new sketch plan at the 2/1/2022 meeting – he is working on revised plans

NO ACTION NEEDED AT THIS TIME

d. Plan 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: TABLED, still under review

New since last meeting: staff meeting with applicant & engineer; revised plans and other documents submitted dated 2/18/2022; needs to include a landscaping plan

ACTION: Review and discussion of new documents and revised plans; possible consideration of recommendations on the waivers and revised plans

e. Plan: 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: 1000 block of Eisenhower Boulevard

Plan accepted for review by Planning Commission on February 1, 2022

BOC Action Deadline (90 days): May 1, 2022

Current Status: review has begun

ACTION: Review and discuss plans and comments from department reviewers

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5. NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:

a. Plan: 2022-03C: “Preliminary/Final Land Development AWTF Energy Recovery Improvements Project”

Proposing the construction of a new building and the installation of new equipment at the wastewater treatment plant site

Applicant: Capital Region Water

Location: 1662 S. Cameron Street

Status: Plans dated January 2022, submitted to the Township on 02/02/2022

ACTION: Accept plans for review

b. Plan: 2022-04C: “Preliminary/Final Land Development Plan for Derry Street Grocery”

Proposing demolition of a residential structure and the development of a 6,600-sf commercial building for retail and restaurant uses on a 27,000-sf lot (0.62 ac)

Applicant: Pauwa Group, LLC

Location: 6400 Derry Street

Status: Plans dated January 20, 2022, submitted to the Township on 02/04/2022

ACTION: Accept plans for review

6. 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 April or May.

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

c. by Planning and Zoning Director:

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

ACTION: ON HOLD UNTIL SPRING

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7. **NEW BUSINESS – PLANNING INFORMATION, ISSUES AND ORDINANCES**

Planning Director Ihlein: Presentation on zoning and warehouses in the township

8. **Communications and Announcements:**

Next meeting – April 5, 2022

9. **Commission Member Comments and Adjournment**