

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 March 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; revised plans dated 03/22/2022

New since last meeting: letter from applicant’s engineer with responses to department reviews, sidewalk deferral request, stormwater exemption request, & revised plans.

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; revised plans dated 02/23/2022

New since last meeting: memos from William Gralski, PE regarding the request of a waiver from the stormwater management ordinance and overall stormwater management.

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

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

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; revised plans dated 02/24/2022

New since last meeting: applicant's engineer submitted revised stormwater management report and revised land development plans, and also submitted a letter with a request for 2 waivers of the SLDO, a deferment of one requirement of the SLDO, and a request for two modifications from the SWMO; review memo from Stephen Cordaro, PE; review memo from William Gralski, PE

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

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; *time extension granted by applicant to May 13, 2022.*

Current Status: TABLED, still under review; revised plans dated 03/18/2022

New since last meeting: time extension submitted; applicant's engineer submitted responses to departmental reviews; subsequent review memo from William Gralski, PE.

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, plans dated 01/25/2022

New since last meeting: first round of departmental reviews have been submitted

ACTION: Review and discuss plans and comments from department reviewers

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

f. 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

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

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

Current Status: review has begun; plans dated January 2022

New since last meeting: first round of departmental reviews have been submitted – memo from William Gralski, PE on waiver requests

ACTION: Review and discuss plans and comments from department reviewers

g. 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

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

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

Current Status: review has begun

New since last meeting: first round of departmental reviews have been submitted

ACTION: Review and discuss plans and comments from department reviewers

5. NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:

a. Plan 2022-05R: “Minor Subdivision Plan & Stormwater Management Plan for 435 Penn Street”

Proposing the subdivision of an existing residential lot to create a new building lot

Applicant: Mario Rodriguez

Location: 435 Penn Street

Status: Plans dated 03/21/2022, submitted to the Township on March 23, 2022

ACTION: Accept plans for review

b. Plan 2022-06C: “Preliminary/Final Subdivision Plan for Board of Commissioners of Swatara Township”

Proposing the subdivision of the Bishop Park Tract Highland Street into 2 lots

Applicant: Swatara Township Board of Commissioners

Location: Highland Street near Eisenhower Boulevard

Status: Plans dated 03/29/2022, submitted to the Township on March 29, 2022

ACTION: Accept plans for review

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

c. Plan 2022-07C: "Preliminary/Final Plat – 371 Milroy Road for HK Equipment Group"
Proposing a building addition and other site improvements to a commercial property
Applicant: HK Equipment Group
Location: 371 Milroy Road
Status: Plans dated 03/29/2022, submitted to the Township on March 30, 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.

ACTION: 1. Discussion of draft zoning ordinance amendment with recent change to add
sidewalks as one of the features to include in the standards

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

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 – May 3, 2022

9. Commission Member Comments and Adjournment