

SWATARA TOWNSHIP PLANNING COMMISSION

Advertised Regular Monthly Public Meeting to be held on
Tuesday, May 3, 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 April 5, 2022
3. Public Comments, Including Reporting of Storm Water Management Issues
4. OLD BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:

a. 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: email correspondence between engineers regarding the design of the stormwater management system.

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

Waiver requests: 1- SLDO Section 253-11 – Preliminary Plan Submission; 2 – SLDO Section 253-31 – Curb on Sherwood St; 3 – SLDO Section 32 – Sidewalk on Sherwood St; 4 - SWM Section 274-12 – Volume Control Requirements; 5- SWM Section 247 – 26.D - Easements

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

SWATARA TOWNSHIP PLANNING COMMISSION

Advertised Regular Monthly Public Meeting to be held on
Tuesday, May 3, 2022, at 7:00 PM held at
599 Eisenhower Boulevard, Harrisburg, PA

Current Status: TABLED, plans dated 01/25/2022; *revised plans dated March 30, 2022.*
New since last meeting: response letter from applicant's engineer; response memo from Dawood

ACTION: Review and discuss plans and comments from department reviewers and possible consideration of recommendations on the waivers and revised plans.

Waiver requests: 1- SLDO Section 253-11 – Preliminary Plan Submission

c. 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: TABLED; plans dated January 2022

New since last meeting: email correspondence between engineers

ACTION: Review and discuss plans and comments from department reviewers

Waiver requests: 1- SLDO Section 253-11 – Preliminary Plan Submission; 2 – SLDO Section 253-23 – Design Standards in Floodplains; 3 – SWMO Section 247-12 - Volume Controls; 4 – SWMO Section 247-13 – Rate Controls; 5 – FPMO Section 156-35 – Strict application of the floodplain management ordinance requirements

d. 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: TABLED

New since last meeting: no activity

ACTION: None.

Waiver requests:

SWATARA TOWNSHIP PLANNING COMMISSION

Advertised Regular Monthly Public Meeting to be held on
Tuesday, May 3, 2022, at 7:00 PM held at
599 Eisenhower Boulevard, Harrisburg, PA

e. Plan 2022-05R: “Minor Subdivision Plan & Stormwater Management Plan for 435 Penn Street” [Project 2022.104]

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: Review and discuss plans and comments from department reviewers

f. Plan 2022-06C: “Preliminary/Final Subdivision Plat for 371 Milroy Road” [Project 2022.105]

Proposing small building addition and site improvements to existing property

Applicant: HK Equipment Group

Location: 371 Milroy Road

Status: Plans dated 03/29/2022, submitted to the Township on March 30, 2022

ACTION: Review and discuss plans and comments from department reviewers

g. Plan 2022-07C: “Preliminary/Final Subdivision Plan for Board of Commissioners of Swatara Township” [Project 2022.106]

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: Review and discuss plans and comments from department reviewers

5. NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:

None.

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 May or June.

ACTION: None.

SWATARA TOWNSHIP PLANNING COMMISSION

Advertised Regular Monthly Public Meeting to be held on
Tuesday, May 3, 2022, at 7:00 PM held at
599 Eisenhower Boulevard, Harrisburg, PA

b. Referred by the Board of Commissioners:

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

ACTION: Waiting for a response to the proposal from the Planning Commission sent March 23, 2022.

c. by Planning and Zoning Director:

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

ACTION: ON HOLD UNTIL SUMMER

7. NEW BUSINESS – PLANNING INFORMATION, ISSUES AND ORDINANCES

Warehouses:

a. *Direction from the Township Board of Commissioners during their meeting on April 13th for the Planning Commission to study properties where warehouse development would be appropriate and compatible, and to recommend specific criteria to regulate their siting and development.*

b. Presentation on zoning and warehouses in the township - Planning Director Ihlein

8. Communications and Announcements:

a. Retirement of Frances Peck as the Planning Commission Recording Secretary.

b. Next meeting – June 7, 2022

9. Commission Member Comments and Adjournment