

# SWATARA TOWNSHIP PLANNING COMMISSION

Advertised Regular Monthly Public Meeting to be held on  
Tuesday, June 7, 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 May 3, 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, June 10, 2022 now July 15, 2022*

Current Status: TABLED, still under review; revised plans dated 02/24/2022, 4/26/2022 and 5/26/2022

New since last meeting: email correspondence from applicant’s engineer indicating a change of plans needed because PennDOT does not want to issue a permit for a new driveway in that area on Derry Street. Revised plans are forthcoming.

ACTION: 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 2022-03C: “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; *time extension granted to July 14, 2022*

Current Status: TABLED; plans dated January 2022; revised plans dated May 2022

New since last meeting: applicant’s engineer submitted response to review letters & revised plans; 2<sup>nd</sup> review letter from Township Engineer

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

## **c. 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; *time extension granted to August 9, 2022*

Current Status: TABLED

New since last meeting: no activity

ACTION: None.

## **d. 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

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

Accepted for review by Planning Commission on April 5, 2022

BOC Action Deadline (90 days): July 5, 2022

Current Status: TABLED; revised plans 05/24/2022

New since last meeting: email correspondence between engineers; correspondence and responses to review comments from applicant’s engineer;

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

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**e. 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

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

Accepted for review by Planning Commission on April 5, 2022

BOC Action Deadline (90 days): July 5, 2022

Current status: TABLED; revised plans 05/25/2022

New since last meeting: email correspondence between engineers; applicant’s engineer submitted response letter and revised plans

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

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.

**b. Referred by the Board of Commissioners:**

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

ACTION: None. TABLED

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**c. by Planning and Zoning Director:**

“Short Term Residential Rentals”; See Derry Township ordinance as an example  
ACTION: ON HOLD UNTIL SUMMER

**d. Referred by the Board of Commissioners:**

Warehouses: *Direction from the Township Board of Commissioners during their meeting on April 13<sup>th</sup> 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.*

ACTION; REVIEW AND DISCUSS GENERAL AND SPECIFIC CRITERIA FOR  
CONDITIONAL USE APPROVAL CONTAINED IN RECINDED ZONING  
ORDINANCE AMENDMENT AND ANY OTHER RELEVANT INFORMATION

7. NEW BUSINESS – PLANNING INFORMATION, ISSUES AND ORDINANCES

None.

8. Communications and Announcements:

Next meeting – July 12, 2022\* NOTE THE CHANGE IN REGULAR SCHEDULE  
DUE TO HOLIDAY

9. Commission Member Comments and Adjournment