

SWATARA TOWNSHIP PLANNING COMMISSION

Advertised Regular Monthly Public Meeting to be held on
Tuesday, July 12, 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 June 7, 2022
3. Public Comments, Including Reporting of Storm Water Management Issues
4. OLD BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:

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: response letter from Snyder Land Development dated June 13, 2022 along with revised plan drawings; 2nd review comment letter from Dawood Engineers; stormwater management review letter #1 from HRG.

ACTION: review revised plans and review letters

5. NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:

Plan 2022-08C: “Preliminary/Final Subdivision and Land Development Plan for Faulkner Dealership Campus”

Proposing to combine 2 lots, refit one existing building to make it 2 dealership buildings, demolish 2 smaller buildings and construct one new dealership building to create an automobile sales and service campus with 4 different dealerships.

Applicant: The Faulkner Organization

Location: 3801 Paxton Street

ACTION: accept the plans for review

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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: Review the “Open Space Development Option” in the zoning ordinance

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 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.*

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 – August 9, 2022* NOTE THE CHANGE IN REGULAR SCHEDULE DUE TO NATONAL NIGHT OUT

9. Commission Member Comments and Adjournment