

# SWATARA TOWNSHIP PLANNING COMMISSION

Advertised Regular Monthly Public Meeting to be held on  
Tuesday, August 9, 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 July 12, 2022
3. Public Comments, Including Reporting of Storm Water Management Issues

### OLD 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: review plans and comments from department reviewers

4. NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:

None.

5. 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

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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 criteria to regulate their siting and development.*

ACTION:

1) Review and discuss general and specific criteria contained in the zoning ordinance for warehouses to see if they should be revised.

2) Review zoning map to see if changes could be made to allow for warehouse development in appropriate places.

6. NEW BUSINESS – PLANNING INFORMATION, ISSUES AND ORDINANCES

a. Conditional Use application by Celco Partnership dba Verizon Wireless to construct a wireless communication tower at 2501 Sycamore Street

ACTION: Begin review.

b. Informal request by Harrisburg Mall, LP to discuss the possibility of a zoning map change from General Commercial to Limited Manufacturing.

7. Communications and Announcements

Next meeting – Tuesday, September 6, 2022

8. Commission Member Comments and Adjournment