

# SWATARA TOWNSHIP PLANNING COMMISSION

Advertised Regular Monthly Public Meeting to be held on  
Tuesday, October 4, 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 September 6, 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: update on new plan revisions

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. by Planning and Zoning Director:**

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

ACTION: ON HOLD

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## c. 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 compare Warehouses and Trucking Company Terminal definitions and regulations.

2) Review and discuss DEFINITIONS and draft WAREHOUSES, STORAGE, & DISTRIBUTION CENTERS AS A LAND USE – DEFINITIONS & GUIDING PLANNING PRINCIPLES.

3) Review and discuss APA Fall 2021 magazine article “Not Your Typical Warehouse” and other related information.

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

## 6. NEW BUSINESS – PLANNING INFORMATION, ISSUES AND ORDINANCES

None.

## 7. Communications and Announcements

Annual Luncheon of the Tri County Regional Planning Commission on October 5th

Next meeting – Tuesday, November 1, 2022

Discussion concerning meeting on December 6<sup>th</sup>; conflict with the holiday tree lighting ceremony

## 8. Commission Member Comments and Adjournment