

SWATARA TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
February 7, 2023

The Swatara Township Planning Commission regular meeting was called to order by Chairman Chad Martin, with the Pledge of Allegiance, on Tuesday, February 7, 2023 at 7:05 p.m., at the Swatara Township Municipal Building, 599 Eisenhower Boulevard, Harrisburg, PA 17111.

Members of the Commission present:

Chad Martin, Chairman	Pat Horner
Chuck Bowser, Vice-Chairman	Lee Pisano
Karen Bear	

Also, present: Robert Ihlein, Swatara Township Planning and Zoning Coordinator and Secretary to the Planning Commission; Jesse Suders, Project Manager, Dawood Engineers.

APPROVAL OF MINUTES OF THE JANUARY 3, 2023 REGULAR MEETING:

Lee Pisano made a motion to approve the minutes of the January 3, 2022, regular meeting. Pat Horner seconded the motion and the motion carried with a 5-0 vote.

PUBLIC COMMENTS, INCLUDING REPORTING OF STORM WATER

MANAGEMENT ISSUES: There were no comments of stormwater management issues or public comments at this time.

OLD BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS: No old business at this time.

NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS: No new business at this time.

OLD BUSINESS - PLANNING INFORMATION, ISSUES AND ORDINANCES:

a) Referred by the Board of Commissioners:

Warehouses: Direction from the Township Board of Commissioners during their meeting on April 13, 2022, 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. This issue has been tabled by the Board of Commissioners.

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b) Petition to Amend the Zoning Ordinance submitted by Swatara Paxton

Developers LLC allowing “auto service stations” in the L-C Zoning District.

UPDATE: The proposed ordinance was adopted by the Board of Commissioners on February 1, 2023.

NEW BUSINESS - PLANNING INFORMATION, ISSUES AND ORDINANCES

- a) PRESENTATION: Updates were presented on the Harrisburg Mall by representatives of the property owner, including Esch McCombie from McNees Wallace and Nurick, Karen Watsic, Vice-President and Sean Doordan, Executive Vice-President, St. John Properties . A request was made to change the zoning map for the property to M-L District. They will be coming forth with a petition in the near future.

A breakdown of the proposed building types/uses for 60 acres are as follows:

- 1) Multi-use business
- 2) Inline retail
- 3) pad sites
- 4) single story office
- 5) Bass Pro Shops
- 6) Former Toys “R” Us.

This will consist of a total of 551,646 square feet of a mixed business ecosystem.

- b) ACTION: Discussion regarding any potential changes to the zoning ordinance that should be addressed and recommended to the Board of Commissioners. Mr. Ihlein will get information from TCRPC on the following:
- (1) Accessory Dwelling Units.
 - (2) Farm Animals, Non-Traditional Pets.
 - (3) Short Term Rentals

COMMUNICATIONS AND ANNOUNCEMENTS:

- a) Zoning Hearing Board hearing is scheduled for March 15, 2023, for a variance to permit the relocation of an existing billboard on Paxton Street.
- b) Zoning Hearing Board hearing scheduled on February 16, 2023, for a variance to allow the conversion of an existing detached garage into a “unit for care of a relative” and to keep it as an accessory dwelling unit.

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Next Meeting - Tuesday, March 7, 2023

COMMISSION MEMBER COMMENTS:

a) TCRPC Annual Lunch will be coming up on May 11, 2023.

ADJOURNMENT: Patrick Horner made a motion adjourn the meeting, The meeting adjourned at 8:10 p.m.

Frances Peck, Recording Secretary