

SWATARA TOWNSHIP PLANNING COMMISSION

Advertised Regular Monthly Public Meeting to be held on
Tuesday, May 2, 2023, 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 April 4, 2023
3. Public Comments, Including Reporting of Storm Water Management Issues
4. OLD BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS
 - a. Plan 2023-01C: "Preliminary / Final Subdivision Plan for POMA – 1330 Eisenhower Boulevard", dated 03/09/2023
Proposing a 2-lot subdivision of 7.91 acres
Applicant: Pennsylvania Osteopathic Medical Association
Location: 1330 Eisenhower Boulevard
ACTION: Review comments from County and Township reviewers
 - b. Plan 2023-02C: "Preliminary / Final Land Development Plan for Self Service Storage"
Proposing a self-storage unit development on 5.4 acres
Applicant: Jared M. Knaub, Middletown, PA
Location: Eisenhower Boulevard
ACTION: Review comments from County and Township reviewers
 - c. Plan 2023-03C: "Site Improvement Plans for Chick-fil-A"
Proposing modifications to two parking lots for improved service at the drive thru station
Applicant: Harrischick Realty LP and Marci II Realty LP
Location: 4655 Lindle Road
ACTION: Review comments from County and Township reviewers
5. NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS
 - a. JB Hunt Trucking: proposed "tractor trailer drop lot" at 2224 Paxton Street
ACTION: BL Companies to provide sketch plan for review and discussion

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b. Plan 2023-04C: “Preliminary / Final Land Development Plan for the Kelker Street Water Booster Station and Storage Building”
Proposing a site development plan for a storage building with a small office and water system pumping controls
Applicant: Pennsylvania - American Water Company
Location: Kelker Street at Reservoir Road
ACTION: Accept plans for review

6. OLD BUSINESS – PLANNING INFORMATION, ISSUES AND ORDINANCES

ACTION: Discussion regarding land use and zoning issues selected by the Commission that may be addressed and recommended to the Board of Commissioners
a. Accessory dwelling units (tabled)
b. Farm animals and non-traditional pets (tabled)
c. Short-term rentals – review and discuss a rough draft of an amendment to zoning ordinance

7. NEW BUSINESS – PLANNING INFORMATION, ISSUES AND ORDINANCES

Harrisburg Mall LP / St. John Properties: petition to amend the zoning ordinance and zoning map
ACTION: review and provide formal comment to the Board of Commissioners on the proposed amendment to change the zoning of the subject property from Commercial General (C-G) to Limited Manufacturing (M-L)

8. COMMUNICATIONS AND ANNOUNCEMENTS

a. Upcoming zoning hearings:

.Case No. 2023-007: George E. Williamson, G W Signs, has applied for dimensional variances needed to construct a proposed building on a vacant property that will replace a building being taken by PennDOT for the Eisenhower Interchange project. The subject property is located on the southwest corner of Paxton Street (Route 322) and Chambers Hill Road in the General Commercial (C-L) zoning district. The Uniform Parcel Identifier is 63-042-014.

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.Case No. 2023-008: Jared M. Knaub, Knaub Rabon Enterprises, LLC, has applied for a dimensional variance needed to construct new buildings as part of the proposed Eisenhower Boulevard Self Service Storage Units development. The subject property is located in the 1100 block of Eisenhower Boulevard adjacent to Serb Park in the General Commercial (C-L) zoning district. The Uniform Parcel Identifier is 63-062-102.

b. TCRPC – annual luncheon to be held on May 11, 2023, at the Sheraton.

c. Next meeting – Tuesday, June 6, 2023

9. Commission Member Comments

10. Adjournment