

SWATARA TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
May 2, 2023

The Swatara Township Planning Commission regular meeting was called to order by Chairman Chad Martin, with the Pledge of Allegiance, on Tuesday, May 2, 2023 at 7:00 p.m., at the Swatara Township Municipal Building, 599 Eisenhower Boulevard, Harrisburg, PA 17111.

Members of the Commission present:

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

Member absent: Pat Horner.

Also, present: Robert Ihlein, Swatara Township Planning and Zoning Coordinator and Secretary to the Planning Commission; Alexa Korber, Steve Deck, Director of Tri-County Regional Planning Commission and Blen Clemmer, EIT, from Dawood Engineers.

APPROVAL OF MINUTES OF THE APRIL 4, 2023 REGULAR MEETING:

Chuck Bowser made a motion to approve the minutes of the April 4, 2023, regular meeting as presented. Lee Pisano seconded the motion and the motion carried with a 4-0 vote.

PUBLIC COMMENTS, INCLUDING REPORTING OF STORM WATER MANAGEMENT ISSUES: Meghan of Bell Road: The rezoning of the mall property, the size of a possible warehouse depends on what stays on the lot, or what is demolished.

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.

Comments were received from the Tri-County Planning Commission, Dawood Engineers and the Zoning Officer.

Lee Pisano made a motion to table the Plan No. 2023-01C, dated 3/9/23, for the Pennsylvania Osteopathic Medical Association. Karen Bear seconded the motion

Swatara Township Planning Commission
Regular Meeting
May 2, 2023

and the motion carried with a 4-0 vote.

- 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:

The plan was presented by Paul Navarro, of Navarro Wright Engineers, They will need a Zoning Variance for a set back from Eisenhower Boulevard. Received comments from Dauphin County Planning Commission, Dawood and HRG.

Motion to Table: Chuck Bowser made a motion to table the plan for Self Service Storage, Plan 2023-02C. Lee Pisano seconded the motion and the motion carried with a 4-0 vote.

- 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.

The plan was presented by Santiago Uribe of Bohler Engineers. The plan will need a zoning variance for the setback for driving around back of the restaurant and the construction of a new canopy. Comments were received from Dauphin County, Darwood and HRG for the plan.

Motion to table: Karen Bear made a motion to table the Plan 203-03C for Chick-fil-A. Chuck Bowser seconded the motion and the motion carried with a 4-0 vote.

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

The proposed plan was presented by Kevin McGarry of BL Companies Engineering, and Bill Gladstone, Real Estate Broker. The former

Swatara Township Planning Commission
Regular Meeting
May 2, 2023

quarry has been filled in and would be capped with asphalt to keep the water out. They will now work on submitting Land Development Plans.

- 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

Special Exception approval has been received from the Zoning Hearing Board:

Chuck Bowser made a motion to accept the plan for review. Lee Pisano seconded the motion and the motion carried with a 4-0 vote.

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. This item was tabled.
- b) Farm animals and non-traditional pets. This item was tabled.
- c) Short Term rentals: Review and discuss a rough draft of an amendment in zoning ordinance. This item was tabled.

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)

The petition and sketch plan was presented by Charles Courtney, Esquire, of McNees Wallace and Nurick LLC and Sean Doordan and Karen Watsic of St. John Properties. Mr. Ihlein will research whether the three lots contiguous to the mall property should also be included in the map change. He will submit a memo to the Board of Commissioners for the hearing in June.

Lee Pisano made a motion to recommend, to the Board of Commissioners, to approve

Swatara Township Planning Commission
Regular Meeting
May 2, 2023

the request of the Harrisburg Mall LP/St. John Properties petition to amend the zoning ordinance and zoning map. Chuck Bowser seconded the motion and the motion carried with a 4-0 vote.

COMMUNICATIONS AND ANNOUNCEMENTS: - UPCOMING ZONING HEARINGS

Upcoming Zoning Hearings:

- a) Zoning Hearing Board 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 03-042-014.
- b) Zoning Hearing Board 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.
- c) TCRPC - annual luncheon to be held on May 11, 2023 at the Sheraton. Chuck Bowser will also attend the luncheon.
- c) **Next meeting - Tuesday, June 6, 2023**

COMMISSION MEMBER COMMENTS: No comments at this time.

ADJOURNMENT: Lee Pisano made a motion to adjourn the meeting. Karen Bear seconded the motion and the motion carried. The meeting adjourned at 9:23 p.m.

Frances Peck, Recording Secretary