

SWATARA TOWNSHIP PLANNING COMMISSION

Advertised Regular Monthly Public Meeting to be held on
Tuesday, June 6, 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 May 3, 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 3/09/2023, revised 5/31/2023**

Proposing a 2-lot subdivision of 7.91 acres
Applicant: Pennsylvania Osteopathic Medical Association
Location: 1330 Eisenhower Boulevard
PLAN STATUS: Accepted for review on 4/4/2023; BOC ACTION BY: 7/3/2023 (90 days)
WAIVER REQUEST: >Section 253.11 requiring the submission of a Preliminary Plan
ACTION: Review comments from County and Township reviewers – DCPC Report 3/30/2023; Zoning Officer review 5/2/2023; Dawood Engineering review 4/26/2023.
 - b. **Plan 2023-02C: "Preliminary / Final Land Development Plan for Self Service Storage" dated 03/28/2023**

Proposing a self-storage unit development on 5.4 acres
Applicant: Jared M. Knaub, Middletown, PA
Location: Eisenhower Boulevard
PLAN STATUS: Accepted for review on 4/4/2023; BOC ACTION BY: 7/3/2023 (90 days)
WAIVER REQUEST: >Section 253.11 requiring the submission of a Preliminary Plan + >Section 253-32 requiring sidewalks along the road frontage
ACTION: Review comments from County and Township reviewers – DCPC Report 4/11/2023; Dawood review 4/26/2023; HRG stormwater review 4/27/2023; ZHB waiver approvals 5/18/2023 – setback from centerline of Eisenhower + max. fence height.
 - c. **Plan 2023-03C: "Site Improvement Plans for Chick-fil-A", dated 03/22/2023, revised 5/22/2023**

Proposing modifications to two parking lots for improved service at the drive thru station
Applicant: Harrischick Realty LP and Marci II Realty LP

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Location: 4655 Lindle Road

PLAN STATUS: Accepted for review on 4/42/2023; BOC ACTION BY:7/3/2023 (90 days)

WAIVER REQUEST: Section 253-10 A (1)(b)[5] regarding the requirements for a separate drawing of the proposed lot at a scale one inch equals 100 feet.

ACTION: Review comments from County and Township reviewers – DCPC Report 5/1/2023; Dawood review 4/27/2023; HRG stormwater review 4/26/2023; Zoning Hearing Board meeting pending on June 15, 2023.

d. Plan 2023-04C: “Preliminary / Final Land Development Plan for the Kelker Street Water Booster Station and Storage Building”, dated 4/20/2023

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

PLAN STATUS: Accepted for review on 5/2/2023; BOC ACTION BY:8/1/2023 (90 days)

WAIVER REQUEST:

ZONING ACTION: The applicant applied to the Swatara Zoning Hearing Board for Special Exception approval to expand a utility use in the Single Family Residential (R-S) District; approval was granted on March 15, 2023

ACTION: Review comments from County and Township reviewers – DCPC Report 5/9/2023; HRG stormwater review 5/24/2023

5. NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS

Plan 2023-05C: “Final Subdivision Plan for Harrisburg Mall Property”, dated 5/26/2023

Proposing a 2-lot subdivision

Applicant: Harrisburg Mall, LP

Location: 3501 Paxton Street

WAIVER REQUEST: Section 253.11 requiring the submission of a Preliminary Plan + Section 26 regarding Monuments and Markers

ACTION: Accept the plan for review

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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 – review information from other municipalities

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; Board of Commissioners to hold the hearing on the proposed amendment to change the zoning of the subject property from Commercial General (C-G) to Limited Manufacturing (M-L) on June 14, 2023.

8. COMMUNICATIONS AND ANNOUNCEMENTS

a. Upcoming zoning hearings on June 15 2023:

Chick-Fil-A Restaurants has applied for dimensional variances needed to construct new canopies in the side and rear yards and to widen an existing nonconforming driveway as part of proposed drive thru traffic circulation improvements. The subject property is located at 4655 Lindle Road in the General Commercial (C-L) zoning district.

c. Next meeting = Monday, July 3, 2023 (note the day and date)

9. Commission Member Comments

10. Adjournment