

SWATARA TOWNSHIP PLANNING COMMISSION
Advertised Regular Monthly Public Meeting to be held on
July 3, 2023, at 7:00 pm held in person at
599 Eisenhower Boulevard, Harrisburg, PA

AGENDA

1. Call to Order and Roll Call
2. Approval of Minutes: meeting held on June 6, 2023
3. Public Comments, Including Reporting of Storm Water Management Issues
4. OLD BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS

a. Plan 2023-02C: “Preliminary / Final Land Development Plan for Self Service Storage” dated 03/28/2023; revised 06/20/23

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

ZONING STATUS: The applicant applied to the Zoning Hearing Board for variances to allow a 70 foot setback from centerline of Eisenhower; also requested increase of max fence height to 8 feet; received wavier approvals 5/18/2023

REVIEW STATUS: comments from County and Township reviewers – DCPC Report 4/11/2023; Dawood review 4/26/2023; HRG stormwater review 4/27/2023; response letter from Navarro & Wright 6/20/23 + revised site plans and stormwater report

ACTION: Was Tabled; continue discussion of review comments

b. 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

Location: 4655 Lindle Road

PLAN STATUS: Accepted for review on 4/4/2023; BOC ACTION BY:7/3/2023 (90 days); Time Extension granted until 8/10/2023

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.

SWATARA TOWNSHIP PLANNING COMMISSION

Advertised Regular Monthly Public Meeting to be held on
July 3, 2023, at 7:00 pm held in person at
599 Eisenhower Boulevard, Harrisburg, PA

ZONING STATUS: The applicant applied to the Zoning Hearing Board for variances to allow the construction of a new protective canopy to be within the required setbacks; approval was granted on June 15, 2023

REVIEW STATUS: Review comments from County and Township reviewers – DCPC Report 5/1/2023; Dawood review 4/27/2023; HRG stormwater review 4/26/2023; Dawood 2nd review 6/5/23; HRG 2nd review 6/14/23

ACTION: Tabled; waiting for revised plans to be submitted

c. Plan 2023-04C: “Preliminary / Final Land Development Plan for the Kelker Street Water Booster Station and Storage Building”, dated 4/20/2023; revised plans dated 6/14/23

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: 1. Sections 253-11 and 12 regarding submission of a Preliminary Platt; 2. Section 253-10.A.(1)(b)(5) regarding the scale of the consolidation plan because a larger scale of 1” = 30’ is being used (instead of 1” = 100’)

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

REVIEW STATUS: Review comments from County and Township reviewers – DCPC Report 5/9/2023; HRG stormwater 1st review 5/24/2023; Dawood review 5/30/2023; revised plans dated 6/14/2023; HRG 2nd review 6/21/23; Dawood 2nd review 6/27/2023

ACTION: discuss the comments from reviewers; consideration of approval

d. 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

PLAN STATUS: Accepted for review on 6/6/23; BOC ACTION BY 9/6/23 (90 days)

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

REVIEW STATUS: Review comments from County and Township reviewers – DCPC Report 6/12/2023; Dawood review 6/26/2023

ACTION: discuss comments from reviewers.

SWATARA TOWNSHIP PLANNING COMMISSION

Advertised Regular Monthly Public Meeting to be held on
July 3, 2023, at 7:00 pm held in person at
599 Eisenhower Boulevard, Harrisburg, PA

5. NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS

a. Plan 2023-06R: “Brandton Estates Development”

Proposing to develop 3 residential lots that were subdivided in 2021

Applicant: Brandton Estates, LLC

Location: Chambers Street

WAIVER REQUEST:

ACTION: Accept the plan for review.

b. Plan 2023-07C: “Preliminary/Final Lot Consolidation and Land Development Plan for Swatara Township Municipal Complex”, dated June 28, 2023

Proposing the redevelopment of existing site with new office building for administration and police, as well as new buildings for public works

Applicant: Swatara Board of Commissioners

Location: 599 Eisenhower Boulevard

WAIVER REQUEST: 1. Section 253.10A - 11 requiring the submission of a Preliminary Plan; 2. 253-32A – deferral of sidewalk construction

ACTION: Accept the plan 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 – 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 held a hearing on June 14, 2023, regarding the proposed amendment to change the zoning of the subject property from Commercial General (C-G) to Limited Manufacturing (M-L). This change to the zoning map was approved. Next step is to change the zoning map designation for the three adjacent parcels that are still in the M-L District.

SWATARA TOWNSHIP PLANNING COMMISSION

Advertised Regular Monthly Public Meeting to be held on
July 3, 2023, at 7:00 pm held in person at
599 Eisenhower Boulevard, Harrisburg, PA

8. COMMUNICATIONS AND ANNOUNCEMENTS

a. Upcoming zoning hearings on July 20, 2023: JLLH Associates, Ltd / Faulkner Auto Group has applied for dimensional variances related to the height and size of new freestanding signs proposed for their new automotive dealership campus. The subject property is located at 3801, 3809, and 3815 Paxton Street.

b. Lamar Advertising / FJ Dreams, has applied for relief through variances needed to relocate one existing electronic message billboard sign face and one traditional sign face to a new location. The existing property with a billboard and sign have been condemned by PennDOT as part of the US 322 / Chambers Hill Intersection Project. The subject property is located at 7985 Grayson Road.

c. Next meeting = Monday, July 31, 2023 (note the day and date)

9. Commission Member Comments

10. Adjournment