

SWATARA TOWNSHIP PLANNING COMMISSION
Advertised Regular Monthly Public Meeting to be held on
July 31, 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 July 3, 2023
3. Public Comments, Including Reporting of Storm Water Management Issues
4. Commission business: agenda format and sharing of electronic files
5. 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 and 7/20/2023

Applicant: Knaub-Rabon Enterprises, Hershey, PA

Project: Proposing a self-service storage unit development on 5.4 acres

Location: 1183 Eisenhower Boulevard

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

WAIVER REQUEST: >1. Section 253.11 requiring the submission of a Preliminary Plan
+ >2. Section 253-32 requiring sidewalks along the road frontage

*REVIEW STATUS & ACTION: second review; consideration of motion to recommend
approval of waivers and conditional approval of the land development plans*

**b. Plan 2023-03C: “Site Improvement Plans for Chick-fil-A”, dated 03/22/2023,
revised 5/22/2023 and 7/6/2023**

Applicant: Harrischick Realty LP and Marci II Realty LP

Project: Modifications to two parking lots for improved service at the drive thru station

Location: 4655 Lindle Road

*PLAN STATUS: Accepted for review on 4/42/2023; BOC ACTION BY:7/3/2023 (90
days); Time Extension granted by applicant to 8/10/2023*

WAIVER REQUEST: >1. 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.

*REVIEW STATUS & ACTION: second review; consideration of motion to recommend
approval of waivers and conditional approval of the land development plans*

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c. Plan 2023-05C: “Final Subdivision Plan for Harrisburg Mall Property”, dated 5/26/2023, revised 6/30/2023

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 & ACTION: PC has recommended for approval; this review is to see the revision to the parking lot circulation and emergency access

d. Plan 2023-06R: “Minor Land Development Plan for Parcels 63-060-106, 63-060-107, and 63-060-108” (Brandton Estates Development)

Project: Proposing to develop 3 residential lots that were subdivided in 2021

Applicant: Brandton Estates, LLC

Location: Chambers Street

WAIVER REQUEST:

REVIEW STATUS & ACTION: first review – discuss comments from reviewers

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

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

Applicant: Swatara Township 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

REVIEW STATUS & ACTION: first review – discuss comments from reviewers

6. NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS

a. Plan 2023-08C: “Preliminary / Final Land Development Plan for GW Signs”

Project: proposing the re-development of an existing commercial site for a new sign shop

Applicant: George E. Williamson

Location: 8160 Chambers Hill Road

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

ACTION: Accept the plan for review

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7. 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 and discuss possible ordinance revisions

c. Short-term rentals – tabled

8. 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 by the Board of Commissioners.

ACTION: review the proposed amendment to the zoning ordinance to change the zoning map designation for the three adjacent parcels that are still in the M-L District.

9. COMMUNICATIONS AND ANNOUNCEMENTS

a. Zoning hearings on July 20, 2023: JJIH 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. This request was approved.

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. This hearing was continued to August 10th.

c. Next meeting – Tuesday, September 5, 2023, at 7:00 pm

10. Commission Member Comments

11. Adjournment