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SWATARA TOWNSHIP

REGULAR MEETING II

JUNE 14, 2023

BOARD OF COMMISSIONERS

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1. **Call to Order:** President Zubeck called the Regular Meeting II of the Swatara Township Board of Commissioners to order at 7:16 p.m. on Wednesday, June 14, 2023. The meeting was held at the Swatara Township Municipal Building, 599 Eisenhower Boulevard, Harrisburg, PA.
2. **Pledge of Allegiance:** President Zubeck led the audience in the Pledge of Allegiance.
3. **Moment of Silence**
4. **Roll Call:** Commissioners Christine Zubeck, Shaela Ellis, Michael Tuckey, Jeff Varner and Richard Boudier were present. Also present: Assistant Manager Kim Kaufman, Solicitor Kevin Hall, Director of Public Safety and Sergeant-at-Arms Darrell Reider, Deputy Chief Tom Stauffer, Director of Planning and Zoning Robert Ihlein, Director of Public Works Todd Webb, and Secretary Karen Alleman.
5. **Announce Executive Session:** An executive session was not held this evening.
6. **Awards Presentation:** Director Reider presented awards to the following officers:
  - A. **Award of Merit: Sgt. Baluh and Officer Glass**

On November 20, 2022, Officer Glass responded to an area hotel for a report of possible human trafficking. Glass made contact with the involved individuals. During his on-scene investigation, he determined that human trafficking was not involved, however he did find indicators of other criminal activity which led to his obtaining of a search warrant and the seizing of evidence. Detective Sergeant Baluh was assigned as the lead investigator in this case. Her further investigation led to the uncovering of numerous fraudulent unemployment compensation claims. Detective Sergeant Baluh concluded the case with the filing of over 18 felony charges.
  - B. **Life Saving Award: Sgt. Neal, Cpl. Moyer, Officer Jones, Officer Hulstine, Officer Margeson, Officer Neve and Officer Porter**

On March 09, 2023, Officers received a report from the family of an individual who departed their home with the plan of harming themselves. Officers immediately responded to the area and through exhaustive efforts were able to locate the individual in a wooded area and kept them from harming themselves.
  - C. **Civilian Support Award: Bryce Krahling**

Over the course of the last several years Bryce Krahling has assisted the Swatara Township Police Department at numerous Community Service events. Bryce has worn the McGruff the Crime Dog costume at several events assisting Police contact with our younger citizens. Bryce has also attended numerous Township clean ups and assists regularly with our Officers at the Midland Cemetery.

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**D. Civilian Support Award: Barbara Barksdale, Midland Cemetery:**

Barbara Barksdale has made it her life's work to seek, restore and preserve the local rich history of our ancestors who lived in our Township and Steelton area. Her restoration and preservation efforts at the historic Midland Cemetery began over 20 years ago. What Barbara started as a personal and family effort, has expanded to the community, Township, and is now on the National Register of Historic Places. The Police Department thanked Ms. Barksdale for including the Department as part of her team and assisting in community outreach programs.

The Regular Meeting II of the Board of Commissioners recessed at 7:29 p.m. for a public hearing to consider the adoption of an ordinance to amend the Code of the Township of Swatara, Chapter 295, Zoning, by modifying sections 295-25 and 295-26.E in order to rezone from the C-G General Commercial District to M-L Light Manufacturing/Industrial District parcel 63-024-055, 3501 Paxton Street. The hearing concluded at 8:17 p.m. The Regular Meeting II of the Board of Commissioners reconvened at 8:17 p.m.

- 7. Consideration of Ordinance: Rezoning of 3501 Paxton Street:** Commissioner Varner made a motion to amend the Code of the Township of Swatara, Chapter 295, Zoning, by modifying sections 295-25 and 295-26.E in order to rezone from the C-G General Commercial District to M-L Light Manufacturing/Industrial District, parcel 63-024-055, 3501 Paxton Street. Commissioner Tuckey seconded the motion.

Commissioner Ellis made a motion to table the amendment to Chapter 295, Zoning. She feels it needs to be looked at further. She previously mentioned when doing the C-G text amendment to add back more provisions to the conditional use. She feels if we went that route, we could accommodate the current project and then be more targeted to make sure future projects are beneficial to the residents as well as the Township. She feels that is more fair for current zoning. We want to accommodate development, but make sure protections are in place for residents so they don't have a big warehouse in their back yard. Motion was seconded by Commissioner Boudier.

President Zubeck asked for a roll call vote.

Commissioner Ellis	Yes
Commissioner Boudier	Yes
President Zubeck	No
Commissioner Tuckey	No
Commissioner Varner	No

Motion failed.

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President Zubeck asked for any other discussion on the motion. Commissioner Tuckey asked for an Executive Session to discuss the motion. The Regular Meeting II of the Board of Commissioners recessed at 8:22 p.m. to go into Executive Session. The Regular Meeting II of the Board of Commissioners reconvened at 8:29 p.m.

President Zubeck called for any further discussion, none received. A roll call vote was taken to amend the Code of the Township of Swatara, Chapter 295, Zoning, by modifying sections 295-25 and 295-26.E in order to rezone from the C-G General Commercial District to M-L Light Manufacturing/Industrial District, parcel 63-024-055, 3501 Paxton Street.

Commissioner Ellis	No
Commissioner Boudier	No
President Zubeck	Yes
Commissioner Tuckey	Yes
Commissioner Varner	Yes

Motion carried. This is Ordinance 2023-02.

8. **Visitors Requests and Comments:** No visitors.
9. **Motion to Approve Agenda:** Commissioner Tuckey made a motion to approve the agenda, seconded by Commissioner Varner. Motion carried unanimously.
10. **Motion to Approve Items on Consent Agenda:** Commissioner Tuckey made a motion to approve the consent agenda, seconded by Commissioner Varner. The motion carried unanimously.
  - A. Monthly Departmental Reports
  - B. Committee Reports
  - C. Codes Report
  - D. Approval of Tuition Reimbursement for Sgt. Baluh
13. **Consideration of Minutes: June 7, 2023:** Commissioner Ellis made a motion to approve the June 7, 2023, Regular Meeting I Minutes, as presented, seconded by Commissioner Varner. Motion carried unanimously.
14. **Reports:** All monthly reports are posted in the foyer of the municipal building.
  - A. **Manager's Report:** Assistant Manager Kaufman reported the play piece at 65<sup>th</sup> Street (Earl Long Memorial Park) has been installed and is operational. A movie night will be held this Saturday evening at Ivy Ridge Park beginning at 7:00 p.m. The plans for the new municipal building are moving along. PPL is requesting three easements to run

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- through the compost facility and Bishop Park, they will generate approximately \$400,000 in revenue for the Township.
- B. **Treasurer's Report:** April and May's reports were made available. Assistant Finance Director Yarzinsky read the May Treasurer's Report. Commissioner Ellis made a motion to approve the April and May Treasurer's Reports, seconded by Commissioner Varner.
  - C. **Solicitor's Report:** Solicitor Hall said the Norfolk Southern litigation mediation has not taken place yet. The Norfolk Southern tax case is continued.
  - D. **Swatara Rising Comp Plan:** Regarding the transportation portion of the comprehensive plan, PennDOT will begin preliminary work on the Route 322 traffic signal project next week. The intersection of Sycamore and Paxton Street will be reconfigured. The Planning Commission has begun to look at the ordinance regarding chickens. The Planning Commission meets on July 3 and July 31 at 7:00 p.m.
  - E. **Fire Services/EMS Report:** Director Reider presented the Fire Services report to the Board,
  - F. **Public Safety Report:** Director Reider presented the police department monthly report.
15. **Consideration of Resolution: No Parking Encompassing Parkview Lane, South 33<sup>rd</sup> Street, Sycamore Street and Bushey Street:** Commissioner Tuckey made a motion to authorize no parking on Parkview Lane, South 33<sup>rd</sup> Street, Sycamore Street and Bushey Street. Commissioner Varner seconded the motion. Motion carried unanimously. This is Resolution R-2023-30,
16. **Appointments to Boards and Commissions:** Commissioner Tuckey made a motion to appoint William Roberts to the Swatara Township Sewer Authority Board, seconded by Commissioner Varner. Motion carried unanimously.
- Commissioner Tuckey made a motion to appoint Mark Caruso to the Planning Commission, filling a vacancy created by the resignation of Patrick Horner. Commissioner Varner seconded the motion. Motion carried unanimously.
17. **Subdivision/Land Development Plans**
- A. **Approval of Two Lot Subdivision Plan for PA Osteopathic Medical Association:** The applicant desires to subdivide their 10.74-acre property into two lots. The final plan drawings have been revised to reflect the comments from the County Planning Department, the Township Engineer, and the Township Zoning Officer. The applicant is requesting a waiver from the Subdivision and Land Development Ordinance requirement for the submission of a preliminary plat because this plan does not propose any land development

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or new roads. The Township Planning Commission has recommended approval of the waiver and the revised final plans.

Commissioner Ellis made a motion to approve the waiver from Section 253.11 of the Township Subdivision and Land Development Ordinance that requires the submittal of a preliminary plat and conditional approval of the preliminary/final subdivision plan dated May 31, 2025 as revised for the PA Osteopathic Medical Association. The conditions are making final revisions to the plans based on comments from the Township Engineer. Commissioner Varner seconded the motion. Motion carried unanimously. This is Resolution R-2023-31.

**B. Announcement of July Zoning-Hearing Board Hearings for Lamar Advertising and JLLH Associates:** 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 on Paxton Street.

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 has been condemned by PennDOT as part of the US 322 / Chambers Hill Intersection Project. The subject property is located at 7985 Grayson Road in the General Commercial (C-G) zoning district.

Both hearings will take place on July 20 at 7:00 p.m. at the municipal building.

18. **Visitors Requests and Comments:** None at this time.

19. **Possible Stormwater Violations for Investigation:** Nothing at this time.

20. **Commissioners Requests and Comments:**

A. **Commissioner Ellis:** Movie night will take place on Saturday, June 17 at Ivy Ridge Park. The movie is *Lyle, Lyle Crocodile*. She asked Director Reider to review handicap parking areas at park sites. Solicitor Hall said his office has been reviewing handicap parking areas with the police department. She wished everyone a Happy Father's Day.

B. **Commissioner Boudier:** Today is National Flag Day. He thanked staff, in particular Brenden Orth, for putting up flags around the municipal building.

C. **Commissioner Tuckey:** Wished everyone a pleasant evening.

D. **Commissioner Varner:** Nothing this evening.

E. **Commissioner Zubeck:** Nothing this evening.

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21. **Adjournment:** Commissioner Tuckey made a motion to adjourn the meeting at 9:06 p.m., seconded by Commissioner Varner. Motion carried unanimously.



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Karen Alleman, Township Secretary