

SWATARA TOWNSHIP PLANNING COMMISSION

Advertised Regular Monthly Public Meeting to be held on
September 5, 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 31, 2023
3. Public Comments, Including Reporting of Storm Water Management Issues
4. OLD BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS

a. Plan 2023-06R: “Minor Land Development Plan for Parcels 63-060-106, 63-060-107, and 63-060-108” (Brandton Estates Development), date 06/08/2023, revised 08/22/2023

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

Applicant: Brandton Estates, LLC

Location: Chambers Street

WAIVER REQUEST: >1. Section 253.10A - 11 requiring the submission of a Preliminary Plan

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

b. Plan 2023-07C: “Preliminary/Final Lot Consolidation and Land Development Plan for Swatara Township Municipal Complex”, dated 06/28/2023, revised 8/27/2023

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. 253-10A(1)(b)[5] – separate plan at one-inch equals 100 scale, >3. 253-32A – deferral of sidewalk construction

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

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**c. Plan 2023-08C: “Preliminary / Final Land Development Plan for GW Signs”,
dated July 2023**

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

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

5. NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS

**a. Plan No. 2023-09C: “Residential Development at 6650 Evelyn Street”, dated
08/30/2023**

Project: proposing the construction of 8 townhomes, one twin dwelling, and one
apartment building with 24 units on 2.62 acres

Applicant: Green Acres Investments, LLC

Location: 6650 Evelyn Street

WAIVER REQUEST: >1. Section 253.10A - 11 requiring the submission of a
Preliminary Plan; >2. Section 253-29A(4) regarding a fill slope near a property line

ACTION: accept the plans 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
and discuss possible ordinance revisions

c. Short-term rentals – tabled

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7. OTHER 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. A public hearing is scheduled for September 13, 2023. Written comments from the Planning Commission are needed.

8. COMMUNICATIONS AND ANNOUNCEMENTS

a. 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 held August 10th. The variances were granted.

b. Next meeting – Tuesday, October 3, 2023, at 7:00 pm

9. Commission Member Comments

10. Adjournment