

SWATARA TOWNSHIP PLANNING COMMISSION
Advertised Regular Monthly Public Meeting to be held on
October 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 September 5, 2023
3. Public Comments, Including Reporting of Storm Water Management Issues
4. OLD 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: discuss comments from reviewers
5. NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS
 - a. **Plan No. 2023-10C: “Preliminary / Final Land Development Plan for Proposed Trailer Drop Lot”, dated 09/26/2023**

Project: Re-develop an 11.32-acre former quarry site for use as a “drop lot” for the storage of shipping containers and hauling chasses
Applicant: JB Hunt Transport, Inc.
Location: 2224 Paxton Street
WAIVER REQUEST: >1. Section 253.10A - 11 requiring the submission of a Preliminary Plan
ACTION: accept the plans for review

SWATARA TOWNSHIP PLANNING COMMISSION

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

b. Plan No. 2023-11C: “Preliminary / Final Land Development Plan for Faulkner Mazda Sales and Service Building”, dated 09/22/2023

Project: proposing to redevelop the former Faulkner Honda dealership site to a Faulkner Mazda dealership with some changes to the site and a building addition on 1.13 acres

Applicant: The Faulkner Organization

Location: 2020 Paxton Street

WAIVER REQUEST:

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 draft ordinance on “CHICKENS”

c. Short-term rentals – tabled

7. OTHER BUSINESS – PLANNING INFORMATION, ISSUES AND ORDINANCES

a. 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 **October 11, 2023**. Written comments from the Planning Commission are needed.*

SWATARA TOWNSHIP PLANNING COMMISSION

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

b. **Act 14, 67, 68, 127 – Municipal Notification** – Swatara Township Authority -
Biosolids Dryer Replacement, dated August 22, 2023

8. COMMUNICATIONS AND ANNOUNCEMENTS

a. Zoning Hearing Board: Case No. 2023-12: Stephen Lenkevich – The applicant is the owner of an existing commercial building located at 7841 Witmer Drive and is proposing to construct an addition on to it that will extend onto an adjoining lot at 7901 Witmer Drive. The building is an existing nonconforming structure with regards to rear yard setback, and a variance is needed to permit the expansion of the nonconforming structure. The hearing was held on September 26, 2023, and the variance requests were granted

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

9. Commission Member Comments

10. Adjournment