

# SWATARA TOWNSHIP PLANNING COMMISSION

Advertised Regular Monthly Public Meeting to be held on  
November 6, 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 October 3, 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; plans revised 10/13/2023**

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 REQUESTS:**

- >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;
- >3. Section 253-10A(1)(b)[5]: requiring separate drawing in 100-inch scale;
- >4. Section 247-17.B(4): 3:1 maximum slope for a basin embankment

**ACTION: discuss comments from reviewers**

**b. 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: discuss comments from reviewers**

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**c. 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: discuss comments from reviewers*

5. NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS

None.

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. Short-term rentals

7. OTHER BUSINESS – PLANNING INFORMATION, ISSUES AND ORDINANCES

a. Harrisburg Mall LP / St. John Properties - petition to amend the zoning ordinance and zoning map. The proposed amendment was to change the zoning of the subject property from Commercial General (C-G) to Limited Manufacturing (M-L). This change to the zoning map for this property was approved by the Board of Commissioners on June 14, 2023. After a hearing held on October 11, 2023, the Board approved an amendment to change the zoning map designation for the three adjacent parcels that were in the C-G District to the M-L District. A new revised zoning map of the township is being prepared by Chelsea Gordon, GIS Specialist.

b. Changing the meeting date for December

c. Setting the meeting dates for 2024

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8. COMMUNICATIONS AND ANNOUNCEMENTS

a. Zoning Hearing Board: Case No. 2023-13: W.C. Eshenaur and Son, Inc. – Hearing to be held on

The applicant is in the process of purchasing an existing commercial property and building located at 3815 Tecport Drive and is seeking a variance on maximum height of fences. The company is moving to this location from their existing property on 41<sup>st</sup> Street due to a condemnation by PennDOT for the Eisenhower Interchange project. One of the company's operations is the retail sales of propane gas. They also maintain a fleet of HVAC service vehicles which will be kept in the parking lot, and eventually in a new vehicle shed. The Tecport Business Center Owner's Association is requiring the applicant to install 8-foot-high fencing with screening around this area as part of their Protective Covenants. The maximum height permitted in the zoning ordinance is 6.5 feet.

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

9. Commission Member Comments

10. Adjournment