

**SWATARA TOWNSHIP PLANNING COMMISSION**  
Advertised Regular Monthly Public Meeting to be held on  
December 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 November 6, 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 the Township reviewers; consider recommendation*

**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 the Township 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, revised 11/29/2023**

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 REQUESTS:**

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

>2. Section 253.13N requiring the developer to obtain a state Highway Occupancy Permit for the existing driveway off Paxton Street

>3. Section 253-32.A (DEFERRAL) of the requirement to construct concrete sidewalks and curb ramps along the Eastern side of Wister Street

*ACTION: discuss comments from the Township reviewers*

## 5. NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS

### **Plan No. 2023-12C: “Preliminary/Final Land Development Plan for Swatara Paxton Developers LLC – Proposed Wawa Food Market and Fueling Station”, dated 11/21/2023**

Project: proposing to redevelop the current Hoss’s Restaurant site on the corner of Route 322 and Bridge Road to a Wawa store and fueling station

Location: 9009 Bridge Road

Applicant: Swatara Paxton Developers, LLC

#### **WAIVER REQUESTS:**

*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. Short-term rentals

## 7. OTHER BUSINESS – PLANNING INFORMATION, ISSUES AND ORDINANCES

~ Setting the meeting date for January 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 November 30, 2023 at 7:00 pm

The applicant is 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 – to be determined and announced by December 15, 2023**

### 9. Commission Member Comments

### 10. Adjournment