

SWATARA TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
June 6, 2023

The Swatara Township Planning Commission regular meeting was called to order by Chairman Chad Martin, with the Pledge of Allegiance, on Tuesday, June 6, 2023 at 7:03 p.m., at the Swatara Township Municipal Building, 599 Eisenhower Boulevard, Harrisburg, PA 17111.

Members of the Commission present:

Chad Martin, Chairman	Karen Bear
Chuck Bowser, Vice-Chairman	Lee Pisano

Member absent: Pat Horner.

Also, present: Robert Ihlein, Swatara Township Planning and Zoning Coordinator and Secretary to the Planning Commission; Stephen Cordaro, Township Engineer, Dawood and Alexa Korber, County Planner, Dauphin County Planning Commission.

APPROVAL OF MINUTES OF THE MAY 6, 2023 REGULAR MEETING:

Chuck Bowser made a motion to approve the minutes of the May 3, 2023, regular meeting as corrected. Lee Pisano seconded the motion and the motion carried with a 4-0 vote.

PUBLIC COMMENTS, INCLUDING REPORTING OF STORM WATER MANAGEMENT ISSUES: Megan O'Neill, of Bell Road, discussed the Harrisburg Mall Property and the concerns of the pedestrians living along 441. The trucks, from this property, will exit from I-83 and the gas pipeline runs parallel with Route 441. Also, discussed were the stormwater drains.

Susan Bailey, of Lenker Manor, discussed the possibility of Swatara Township becoming more chicken friendly

OLD BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:

- a) **Plan 2023-01C: "Preliminary/Final Subdivision Plan for POMA - 1330 Eisenhower Boulevard," dated 03/09/2023, revised 5/31/2023**
Proposing a 2-lot subdivision of 7.91 acres
Applicant: Pennsylvania Osteopathic Medical Association
Location: 1330 Eisenhower Boulevard
PLAN STATUS: *Accepted for review on 4/4/2023: BOC ACTION BY 7/3/2023 (90 days)*

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WAIVER REQUEST: Section 233.11A (1) (6) b, Scale of 1" 100'. Section 253.32A;249.1; 249.3 requiring the installation of sidewalks (Deferral).

REVIEW STATUS: comments from County and Township Reviewers - DCPC Report 3/30/2023; Zoning Officer review 5/2/2023; Dawood Engineering review 4/26/2023.

OTHER NOTES: Applicant submitted revised plans and responses to reviewer comments on 3/31/23. The presenter of the plan was Chris Chiampi, Project Manager and Designer, from Frederick Seibert & Associates.

On the two waiver requests, Chuck Bowser made a motion to recommend, to the Board of Commissioners, approval of the two waiver requests regarding the installation of sidewalks. Karen Bear seconded the motion and the motion carried with a 4-0 vote.

b) **Plan 2023-02C: "Preliminary/Final Land Development Plan for Self-Service Storage," dated 3/28/2023:**

Proposing a self-storage unit development on 5.4 acres

Applicant: Jared M. Knaub, Middletown, PA

Location: Eisenhower Boulevard

PLAN STATUS: *Accepted for review on 4/4/2023; BOC ACTION BY 7/3/2023 (90 days)*

WAIVER REQUEST: Section 253.11 requiring the submission of a Preliminary Plan plus Section 253-32 requiring sidewalks along the road frontage

REVIEW STATUS: comments from County and Township Reviewers - DCPC Report

4/11/2023; Dawood review 4/26/2023; HRG stormwater review 4/27/2023.

OTHER NOTES: ZHB waiver approvals 5/28/2023 - setbacks from the centerline of Eisenhower plus maximum fence height.

ACTION: *Tabled until a revised plan is submitted.*

c) **Plan 2023-03C: "Site Improvement Plans for Chick-fil-A", dated 03/22/2023**

Proposing modifications to two parking lots for improved service at the drive-thru station.

Applicant: Harrischick Realty LP and Marci II Realty LP

Location: 4655 Lindle Road

PLAN STATUS: *Accepted for review on 4/4/2023; BOC ACTION BY 7/3/2023 (90 days)*

WAIVER REQUEST: Section 253-10-A (1)(b)[5] regarding requirements for a separate drawing of the proposed lot at a scale one inch equals 100 feet.

REVIEW STATUS: Review comments from County and Township reviewers -

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DCPC Report 5/2/2023; Dawood review 4/27/2023; HRG stormwater review 4/26/2023

OTHER NOTES: *Zoning Hearing Board meeting pending on June 15, 2023.*

ACTION: *Tabled until after the Zoning Hearing Board Meeting.*

d) Plan 2023-04C: “Preliminary/Final Land Development Plan for the Kelker Street Water Booster Station and Storage Building”

Proposing a site development Plan for a storage building with a small office and water system pumping controls

Applicant: Pennsylvania-American Water Company

Location: Kelker Street at Reservoir Road

PLAN STATUS: *Accepted for review on 5/2/23; BOC ACTION BY 8/1/2023 (90 days)*

WAIVER REQUEST:

ZONING ACTION: The applicant applied to the Swatara Zoning Hearing Board for Special Exception approval to expand a utility use in the Single Family Residential (R-S) District; approval was granted on March 15, 2023

REVIEW STATUS: Review comments from County and Township reviewers - DCPC

ACTION: discuss the comments from reviewers.

Lee Pisano made a motion to table the Plan for the Kelker Street Water Booster Station and Storage Building, Plan 2023-04C. Karen Bear seconded the motion and the motion carried with a 4-0 vote.

NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:

a) **Plan 2023-05C: “Final Subdivision Plan for Harrisburg Mall Property”, dated 5/26/2023**

Proposing a 2-lot subdivision

Applicant: Harrisburg Mall, LP

Location: 3501 Paxton Street

WAIVER REQUEST: Section 253.11 requiring the submission of a Preliminary Plan plus Section 26 regarding monuments and Markers

ACTION: Accept the plan for review.

Karen Bear made a motion to accept the Plan for the Harrisburg Mall Property, dated 5/26/2023 for review. Chuck Bowser seconded the motion and the motion carried with a 4-0 vote.

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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. This item was tabled.
- b) Farm animals and non-traditional pets. The Planning Commission members discussed the ordinances from the Carlisle Borough and Lower Paxton Township. Robert Ihlein will try to blend the two ordinances together for next month's meeting.
- c) Short Term rentals: Review and discuss a rough draft of an amendment in zoning ordinance..

NEW BUSINESS - PLANNING INFORMATION, ISSUES AND ORDINANCES

Harrisburg Mall LP/ St. John Properties: petition to amend the zoning ordinance and zoning map. Board of Commissioners to hold the hearing on the proposed amendment to change the zoning of the subject property from Commercial General (C-G) to Limited Manufacturing (M-L) on June 14, 2023.

COMMUNICATIONS AND ANNOUNCEMENTS: - UPCOMING ZONING HEARINGS

Upcoming Zoning Hearings:

- a) Chic-Fil-A Restaurants has applied for dimensional variances needed to construct new canopies in the side and rear yards and to widen an existing nonconforming driveway as part of proposed drive thru traffic circulation improvements. The subject property is located at 4655 Lindle Road in the General Commercial (C-L) zoning district.
- b) **Next meeting - Tuesday, July 3, 2023 (note the day and date)**

COMMISSION MEMBER COMMENTS: No member comments at this time.

ADJOURNMENT: Lee Pisano made a motion to adjourn the meeting. Chuck Bowser seconded the motion and the motion carried. The meeting adjourned at 9:00 p.m.

Frances Peck, Recording Secretary