

SWATARA TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
July 31, 2023

The Swatara Township Planning Commission regular meeting was called to order by Chairman Chad Martin, with the Pledge of Allegiance, on Tuesday, July 31, 2023 at 7:00 p.m., at the Swatara Township Municipal Building, 599 Eisenhower Boulevard, Harrisburg, PA 17111.

Members of the Commission present:

Chad Martin, Chairman  
Lee Pisano

Karen Bear  
Mark Caruso

Absent: Chuck Bowser

Also, present: Robert Ihlein, Swatara Township Planning and Zoning Coordinator and Secretary to the Planning Commission; and Danielle Delroff, P.E., Dawood, Township Engineer and Alexa Korber, Dauphin County Planning Commission.

APPROVAL OF MINUTES OF THE JULY 3, 2023 REGULAR MEETING:

Karen Bear made a motion to approve the minutes of the July 3, 2023, regular meeting as presented. Mark Caruso seconded the motion and the motion carried with a 4-0 vote.

PUBLIC COMMENTS, INCLUDING REPORTING OF STORM WATER MANAGEMENT ISSUES: There were no comments at this time.

COMMISSION BUSINESS AGENDA FORMAT AND SHARING OF ELECTRONIC FILES: It was the consensus of the Planning Commission members to change the agenda format as follows:

- 1) A shorter format for the agenda.
- 2) One Drive is now available to all members to review the plans.
- 3) Adding a Public Comment opportunity at the near end of the agenda, with comments limited to three minutes.

OLD BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:

- a) **Plan 2023-02C: "Preliminary/Final Land Development Plan for Self-Service Storage," dated 3/28/2023, Revised 06/20/2023 and 7/20/2023:**  
Proposing a self-storage unit development on 5.4 acres  
Applicant: Knaub-Rabon Enterprises, Hershey, PA  
Location: 1183 Eisenhower Boulevard

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PLAN STATUS: *Accepted for review on 4/4/2023; BOC action by 7/3/2023 (90 days) Time Extension granted by applicant to 8/3/2023.*

WAIVER REQUEST: 1) Section 253.11 requiring the submission of a Preliminary Plan. 2) Section 253-32 requiring sidewalks along the road frontage.

It was the consensus of the Planning Commission to recommend support of the following waivers to the Board of Commissioners.

- 1) Section 253.11 - Preliminary Plan submission.
- 2) Section 253-32 - requiring sidewalks along the road frontage. It was the consensus of the Planning Commission members to support the deferment of the sidewalks with a deferred note shown on the plan.

REVIEW STATUS 7 ACTION: second review; consideration of motion to recommend approval of waivers and conditional approval of the land development plans.

Lee Pisano made a motion to recommend, to the Board of Commissioners, a conditional approval of the Plan of Plan 2023-02C, for Self Service Storage, dated Revised 8/3/2023, with the following conditions: 1) Highway Occupancy Permit; 2) DEP Stormwater Permit; 3) easement from church; 4) check on parking surface, and 5) check with the fire chief regarding his review of the plan. Mark Caruso seconded the motion and the motion carried with a 4-0 vote.

b) **Plan 2023-03C: “Site Improvement Plans for Chick-fil-A,” dated 03/22/2023, Revised 5/22/2023 and 7/6/2023.**

Applicant: Harrischick Realty LP and Marci II Realty LP

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

Location: 4655 Lindle Road

PLAN STATUS: *Accepted for review on 4/4/2023; BOC ACTION BY 7/3/2023 (90 days) Time Extension granted until 8/10/2023.*

WAIVER REQUEST: 1) 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.

2) Preliminary Plan submission.

REVIEW STATUS: second review; consideration of motion to recommend approval of waivers and conditional approval of the land development plans. Robert Ihlein read a traffic complaint report from Swatara Township Police Department. Only two traffic complaints have been called in since 2020. The traffic signal timer will be checked on for this location.

Presenting the plan was Ambrose Heinz, Esquire, Stevens & Lee Law Firm and Danielle Delroff, P.E., Dawood had some hesitancy regarding this plan. She would like to have more data on the traffic flow around the restaurant.

The following waivers were considered:

- 1) Section 253-10 A (2)(b)[5], requirements for a separate drawing proposed lot scale: It was the consensus of the Planning Commission members to recommend, to the Board of Commissioners, support of this waiver.
- 2) Section 253.11 - Preliminary Plan Submission: It was the consensus of the Planning Commission members to recommend, to the Board of Commissioners, support of this waiver.

Lee Pisano made a motion to recommend, to the Board of Commissioners, conditional approval of the Plan 2023-03C, "Chick-fil-A, dated 03/22/2023, with the conditions that "Do Not Block The Box" sign, painted on the road, be shown by Sheetz; approval of the Township Engineer, and to list all new signage and pavement markings on the driveways. Mark Caruso seconded the motion and the motion carried with a 4-0 vote.

- c) **Plan 2023-05C: "Final Subdivision Plan for Harrisburg Mall Property," dated 5/26/2023, Revised 6/30/2023:  
Proposing a 2-lot subdivision**  
Applicant: Harrisburg Mall, LP  
Location: 3501 Paxton Street  
PLAN STATUS: Accepted for review on 6/6/2023; BOC ACTION BY 9/6/2023 (90-days)  
WAIVER REQUEST: Section 253.11 requiring the submission of a Preliminary Plan plus Section 26 regarding monuments and Markers.  
REVIEW STATUS: The Planning Commission has recommendd for approval; this review is to see the revision to the parking lot circulation and emergency access:  
The Township Engineer has asked them to provide a sidewalk from the top of the steps through the grass to the parking lot.
- d) **Plan 2023-06R: "Minor Land Development Plan for Parcels 63-060-106, 63-060-107 and 63-060-108" (Brandton Estates Development):**  
Project: Proposing to develop three residential lots that were subdivided in 2021.  
Applicant: Brandton Estates, LLC  
Location: Chambers Street  
WAIVER REQUEST:  
REVIEW STATUS & ACTION: first review - discuss comments from reviewers.  
The plan was presented by Andrew Levine, P.E. They are working to address the review comments from Dawood, HRG and Dauphin County Planning Commission.
- e) **Plan 2023-07C: "Preliminary/Final Lot Consolidation and Land Development Plan for Swatara Township Municipal Complex." dated June 28, 2023**

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Project: Proposing the redevelopment of existing site with a new office building for administration and the police department, as well as new buildings for public works  
Applicant: Swatara Township Board of Commissioners  
Location: 599 Eisenhower Boulevard  
The Plan was presented by Christine Hunter. Project Manager of H. E. Black & Associates.  
WAIVER REQUEST: Section 253-10A-11 requiring the submission of a Preliminary Plan; 2. 253-32A - deferral of sidewalk construction  
REVIEW STATUS AND ACTION: first review - discuss comments from reviewers.  
They are working to address the review comments from Dawood, HRG and the Dauphin County Planning Commission.

NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:

**a) Plan 2023-08C: “Preliminary / Final Land Development Plan for GW Signs”**

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.

ACTION: Accept the plan for review.

Mark Caruso made a motion to accept the plan for review. Lee Pisano seconded the motion and the motion carried with a 4-0 vote.

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 - review information from other municipalities. and discuss possible ordinance revisions. Robert Ihlein will continue to work on a proposed ordinance and also report back on a meeting with other township code officers.
- c) Short Term rentals: tabled.

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 held a hearing , on June 14, 2023, regarding the proposed amendment to change the zoning of the subject property from Commercial

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General (C-G) to Limited Manufacturing (M-L). The 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.*

Robert Ihlein will check to see if the notice for the hearing has been published in the newspaper, and the Planning Commission members will take a vote at the next month's meeting.

COMMUNICATIONS AND ANNOUNCEMENTS: - UPCOMING ZONING HEARINGS

- a) Zoning hearings on July 20, 2023: JJIH Associates, Ltd / Faulkner Auto Group has applied for dimensional variances related to the height and size of new freestanding signs proposed for their new automotive dealership campus. This request was approved.
- b) 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 continued to August 10, 2023.
- c) **Next meeting - Tuesday, September 5, 2023, at 7:00 p.m.**

PUBLIC COMMENTS: No public comments at this time.

COMMISSION MEMBER COMMENTS: No member comments at this time.

ADJOURNMENT: Lee Pisano made a recommendation to adjourn the meeting. Mark Caruso seconded the motion and the motion carried with a 4-0 vote. The meeting adjourned at 9:45 p.m.

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Frances Peck, Recording Secretary