

SWATARA TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
July 3, 2023

The Swatara Township Planning Commission regular meeting was called to order by Chairman Chad Martin, with the Pledge of Allegiance, on Tuesday, July 3, 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

The Planning Commission members welcomed new member Mark Caruso, who replaced former member Patrick Horner.

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

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

Karen Bear made a motion to approve the minutes of the June 6, 2023, regular meeting as presented. Lee Pisano seconded the motion and the motion carried with a 3-0 vote, with Mark Caruso abstaining due to not being at last month's meeting.

PUBLIC COMMENTS, INCLUDING REPORTING OF STORM WATER MANAGEMENT ISSUES:

Susan Bailey, of 650 Georgian Place, thanked the Planning Commission members for being approachable and listening to her comments and suggestions at the last month's meeting.

OLD BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:

- a) **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*

Swatara Township Planning Commission
Regular Meeting
July 3, 2023

days)

A 30-day extension was received by the Applicant.

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

ZONING STATUS: The Applicant applied to the Zoning Hearing Board for variances to allow a 70-foot setback from the centerline of Eisenhower; also requested an increase of maximum fence height to 8-feet; received waiver approvals 5/18/23.

REVIEW STATUS: comments from County and Township reviewers - DCPC Report, 4/11/2023; Dawood review 4/26/2023; HRG stormwater review 4/27/2023; a response letter from Navarro & Wright 6/20/23 plus revised site plans and stormwater report.

ACTION: *Plan was Tabled:*

b) **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) Time Extension granted until 8/10/2023.*

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.

ZONING STATUS: The applicant applied to the Zoning Hearing Board for variances to allow the construction of a new protective canopy to be within the required setbacks; approval was granted on June 15, 2023.

REVIEW STATUS: Review comments from County and Township reviewers - DCPC, Dawood 2nd review 6/5/2023; HRG 2nd review 6/14/2023

ACTION: *Tabled; waiting for revised plans to be submitted.*

c) **2023-04C: “Preliminary/Final Land Development Plan for the Kelker Street Water Booster Station and Storage Building,” dated 4/20/23; revised plans dated 6/14/23.**

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: 1. Sections 253-11 and 12 regarding submission of a Preliminary Platt; 2. Section 253-10.A(1)(b)(5) regarding the scale of the

Swatara Township Planning Commission
Regular Meeting
July 3, 2023

consolidation plan because a larger scale of 1" = 30' is being used (instead of 1" = 100')

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 Report 5/9/2023; HRG stormwater 1st review 5/24/2023; Dawood review 5/30/2023; revised plans dated 6/14/2023; HRG 2nd review 6/2/2023; Dawood 2nd review 6/27/2023

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. The Applicant will be sending a time extension for this plan.

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

ACTION: discuss the comments from reviewers; consideration of approval.

The plan was represented by Ken Baldwin, Jr., P.E. with GD&F Consulting Engineers. On the questions about dedicating an old right-of-way, this will be sent to the Township Solicitor for review.

On the waivers, Sections 253-11 and 12, and Section 253-10.A(1)(b)(5) it was the consensus of the Planning Commission members to recommend approval of the requested waivers.

Karen Bear made a motion to recommend, to the Board of Commissioners, approval of the Plan of Kelker Street Water Booster Station and Storage Building, dated 4/20/23, revised 6/14/2023, Plan 2023-04C. Lee Pisano seconded the motion and the motion carried with a 4-0 vote.

d) **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

PLAN STATUS: Accepted for review on 6/6/23; BOC ACTION BY 9/6/23 (90-days)

WAIVER REQUEST: Section 253.11 requiring the submission of a Preliminary Plan plus Section 26 regarding monuments and Markers, and deferral of the construction of sidewalks.

REVIEW STATUS: Review comments from County and Township reviewers -

Swatara Township Planning Commission
Regular Meeting
July 3, 2023

DCPC Report a6/12/2023; Dawood review of 6/26/2023; Zoning review of 7/3/2023.
ACTION: discuss comments from reviewers.

Representing the plan was Josh Hoffman with Pennoni Brothers, also present was Karen Watric with St. John Properties.

Comments from the County regarding having only one access. Ms. Watric stated they will include an emergency access with a gate and have a pedestrian access. The challenge is a grade change that goes down six feet.

On the waivers requested, Section 253.11 and Section 26, it was the consensus of the Planning Commission members to recommend, to the Board of Commissioners, approval of the requested waivers.

Lee Pisano made a motion to recommend, to the Board of Commissioners, approval of the Plan 2023-05C, for the Harrisburg Mall Property, dated 5/26/23. Mark Caruso seconded the motion and the motion carried with a 4-0 vote.

NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:

a) Plan 2023-06R: “Brandton Estates Development:

Proposing to develop three residential lots that were subdivided in 2021.

Applicant: Brandton Estates, LLC

Location: Chambers Street

WAIVER REQUEST:

ACTION: Accept the Plan for review.

Karen Bear made a motion to accept the Plan for the Brandton Estates Development for review. Lee Pisano seconded the motion and the motion carried with a 4-0 vote.

b) Plan 2023-07C: Preliminary/Final Lot Consolidation and Land Development Plan for Swatara Township Municipal Complex.” dated June 28, 2023

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

WAIVER REQUEST: Section 253-10A-11 requiring the submission of a Preliminary Plan; 2. 253-32A - deferral of sidewalk construction

ACTION: Accept the plan for review.

Swatara Township Planning Commission
Regular Meeting
July 3, 2023

Lee Pisano made a motion to accept the Plan of the Swatara Township Municipal Complex, Plan 2023-07C, dated June 28, 2023, for review. Karen Bear 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. A discussion was held regarding chickens. Main points were compiled that were received from Camp Hill and Lower Paxton Township.
- c) Short Term rentals: Review and discuss a rough draft of an amendment in zoning ordinance. This item was tabled. Robert Ihlein will try to meet with the Code Officer from Lower Paxton Township to learn about their experience in enforcing this code.

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 General (C-G) to Limited Manufacturing (M-L). The change to the Zoning Map was approved. The next step is to change the Zoning Map designation for the three adjacent parcels that are still in the M-L District. The Township Solicitor is preparing a draft of the zoning ordinance for review.

COMMUNICATIONS AND ANNOUNCEMENTS: - UPCOMING ZONING HEARINGS

Upcoming Zoning Hearings:

- a) Upcoming zoning hearings on July 20, 2023: JLLH 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. The subject property is located at 3801, 3809 and 3815 Paxton Street.
- 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. The existing property with a billboard and sign have been

Swatara Township Planning Commission
Regular Meeting
July 3, 2023

condemned by PennDOT as part of the US 322/Chambers Hill Intersection Project.
The subject property is located at 7985 Grayson Road.

c) **Next meeting - Tuesday, July 31, 2023 (note the day and date)**

COMMISSION MEMBER COMMENTS:

Karen Bear welcomed former member Mark Caruso back to the Swatara Township Planning Commission.

ADJOURNMENT: Lee Pisano made a recommendation to adjourn the meeting. The meeting adjourned at 8:49 p.m.

Frances Peck, Recording Secretary