

SWATARA TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
September 5, 2023

The Swatara Township Planning Commission regular meeting was called to order by Chairman Chad Martin, with the Pledge of Allegiance, on Tuesday, September 5, 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	Karen Bear
Chuck Bowser, Vice Chairman	Mark Caruso
Lee Pisano	

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

APPROVAL OF MINUTES OF THE JULY 31, 2023 REGULAR MEETING:

Lee Pisano made a motion to approve the minutes of the July 31, 2023, regular meeting as presented. Mark Caruso seconded the motion and the motion carried with a 4-0 vote as Chuck Bowser was absent at the July meeting.

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

OLD BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:

a) Plan 2023-06R: "Minor Land Development Plan for Parcels 63-060-106, 63-060-107 and 63-060-108" (Brandton Estates Development), date 06-08-2023, revised 08/22/2023

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

Applicant: Brandton Estates, LLC. Presenting the plan was Paul Navarro, P.E. and Jose Garcia, P.E.

Location: Chambers Street

WAIVER REQUEST: 1) Section 253-10A-11 requiring the submission of a Preliminary Plan; 2) Section 247-17-B (13), Setback 5 feet.

REVIEW STATUS & ACTION: second review - discuss comments from reviewers.

It was the consensus of the Planning Commission members to recommend, to the Board of Commissioners, approval of the following waivers:

- 1) Section 253-10A - 11, Requiring the submission of a preliminary plan.
- 2) Section 247-17 b (13) - Setback of 5-feet.

Lee Pisano made a motion to recommend, to the Board of Commissioners, approval of the Plan of Brandton Estates Development, Plan 2023-06 with the

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standard conditions. Karen Bear seconded the motion and the motion carried with a 5-0 vote.

- b) Plan 2023-07C: “Preliminary/Final Lot Consolidation and Land Development Plan for Swatara Township Municipal Complex.” dated June 28, 2023, revised 8/27/2023:** Presenting the project: Christine Hunter, Project Manager, RLA, Black & Associates.

Project: Proposing the redevelopment of existing site with a new office building for administration and police, as well as new buildings for public works

Applicant: Swatara Township Board of Commissioners

Location: 599 Eisenhower Boulevard

WAIVER REQUEST: 1) Section 253-10A-11 requiring the submission of a Preliminary Plan; 2). 253-10(1)(b)[5] - separate Plan at one-inch equals 100 scale. 3) 253-32A - deferral of sidewalk construction, 4) 247-17.A(7)) fence around basin. REVIEW STATUS & ACTION: second review - discuss comments from reviewers.

Designer needs to meet with HRG to discuss their comments.

WAIVERS: It was the consensus of the Planning Commission members to recommend, to the Board of Commissioners, approval of Waiver requests as follows: 1) Submission of Preliminary Plan; 2) Separate plan at one-inch equals 100 scale and 4) Fence around basin.

It was the consensus of the Planning Commission members to recommend, to the Board of Commissioners not to approve the sidewalk construction deferral.

Lee Pisano made a motion to recommend, to the Board of Commissioners, approval of the Plan of Swatara Township Municipal Complex, Plan 2023-07C. Chuck Bowser seconded the motion and the motion carried with a 5-0 vote.

- c) Plan 2023-08C: “Preliminary / Final Land Development Plan for GW Signs.”, dated July 2023:** Presenting the Plan: Paul Navarro, P.E., George Williamson, Owner.

Project proposing the redevelopment 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 - 10A(1)(b)[5] - separate plan at one inch equals 100 scale. 3) 253-32A - construction of sidewalk, will work on for fee in lieu of.

It was the consensus of the Planning Commission members to recommend, to the Board of Commissioners the requested waivers for the submission of a preliminary plan; separate plan of one inch equals 100 scale and the construction of sidewalk, will work for fee in lieu of.

ACTION: Accept the plan for review.

Chuck Bowser made a motion to recommend, to the Board of Commissioners, approval of the Plan of GW Signs, Plan 2023-08C, and the condition that a PennDOT HOP for driveway and stormwater will be needed.

NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:

a) Plan No. 2023-09C: “Residential Development at 6650 Evelyn Street,” dated 08/30/2023:

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 REQUEST: 1) Section 253-10A - 11 requiring submission of a Preliminary Plan. 2) Section 253-29A(4) regarding a fill slope near a property line

ACTION: accept the plans for review.

Lee Pisano made a motion to accept the plan of 6650 Evelyn Street, 2023-09C, for review. Mark Caruso seconded the motion and the motion carried with a 5-0 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. The draft prepared by Robert Ihlein was reviewed and there will be some comments and a few more revisions.
- 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 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. A public hearing is scheduled for September 13, 2023. Written comments from the Planning Commission as needed.

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It was the consensus of the Planning Commission to submit a letter supporting the change of Zoning Districts.

COMMUNICATIONS AND ANNOUNCEMENTS: - UPCOMING ZONING HEARINGS

- a) 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 held on August 10, 2023 and the variances were granted.
- c) **Next meeting - Tuesday, October 3, 2023, at 7:00 p.m.**

PUBLIC COMMENTS: No public comments at this time.

COMMISSION MEMBER COMMENTS:

- a) Lee Pisano had a friend who had a bad experience staying in a local hotel. Robert Ihlein will take his complaint.

ADJOURNMENT: Lee Pisano made a recommendation to adjourn the meeting. Chuck Bowser seconded the motion and the motion carried with a 5-0 vote.

Frances Peck, Recording Secretary