

SWATARA TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
October 3, 2023

The Swatara Township Planning Commission regular meeting was called to order by Chairman Chad Martin, with the Pledge of Allegiance, on Tuesday, October 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	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 SEPTEMBER 5, 2023 REGULAR MEETING:

It was the consensus of the Planning Commission members to approve the minutes of the September 5, 2023, regular meeting, as corrected, with the time of adjournment added.

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 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

The access to the residence is at a private drive and the plans should be shared with the Fire Chief on the access to the apartment.

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: discuss comments from reviewers.

Lee Pisano made a motion to table the Plan of 6650 Evelyn Street. Chuck Bowser seconded the motion and the motion carried with a vote of 5-0 to table the plan.

NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:

**a) Plan No. 2023-10C: “Preliminary / Final Land Development Plan for Proposed Trailer Drop Lot”, dated 09/26/2023**

Project: Redevelop 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 - requiring the submission of a Preliminary Plan.

The plan was presented by Craig Holtz from BL Companies.

*ACTION: accept the plans for review*

Chuck Bowser made a motion to accept the plan of Trailer Drop Lot, dated 9/26/2023, for review. Mark Caruso seconded the motion and the motion carried with a 5-0 vote.

**b) Plan No. 2023-11C: “Preliminary / Final Land Development Plan for Faulkner Mazda Sales and Service Building,” dated 09/22/2023**

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 REQUEST

*ACTION: accept the plans for review.*

The plan was presented by James Strong, Esquire of McNees, Wallace and Nurick; Don Perry with Faulkner Organization and Bryan Clement, PE, of H.F. Lenz Company.

Karen Bear made a motion to accept the Plan for Faulkner Mazda Dealership, Plan No. 2023-11C for review. Chuck Bowser 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 draft ordinance on “CHICKENS: The revised draft ordinance, prepared by Robert Ihlein, was discussed.

Chuck Bowser made a motion to recommend, the proposed ordinance of “Keeping of Chickens,” to the Board of Commissioners. Mark Caruso seconded the motion and the motion carried with a 4-0 vote, with Lee Pisano voting no.

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- c) Short Term rentals: tabled until next month.

OTHER 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 October 11, 2023. Written comments from the Planning Commission as needed.*

- b) **Act 14, 67, 68, 127 - Municipal Notification** - Swatara Township Authority - Biosolids Dryer Replacement, dated August 22, 2023. The notification was reviewed by the Planning Commission members.

COMMUNICATIONS AND ANNOUNCEMENTS:

- a) Zoning Hearing Board: Case No. 2023-12 Stephen Lenkevich - The applicant is the owner of an existing commercial building located at 7841 Witmer Drive and is proposing to construct an addition on to it that will extend onto an adjoining lot at 7901 Witmer Drive. The building is an existing nonconforming structure with regards to rear yard setback, and a variance is needed to permit the expansion of the nonconforming structure. The hearing was held on September 26, 2023, and the variance requests were granted.
- c) **Next meeting - Monday, November 6, 2023, at 7:00 p.m. It was confirmed that it was advertised this way last December 2022.**

COMMISSION MEMBER COMMENTS: There were 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 with a 5-0 vote. The meeting adjourned at 7:54 p.m.

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Frances Peck, Recording Secretary