

SWATARA TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
November 6, 2023

The Swatara Township Planning Commission regular meeting was called to order by Chairman Chad Martin, with the Pledge of Allegiance, on Tuesday, November 6, 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
Mark Caruso

Karen Bear
Lee Pisano

Absent: Chuck Bowser

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

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

Mark Caruso made a motion to approve the minutes of the October 3, 2023, regular meeting as presented. Karen Bear 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.

OLD BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:

a) Plan No. 2023-09C: “Residential Development at 6650 Evelyn Street,” dated 08/30/2023, plans revised 10/13/2023:

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.
- 3) Section 253-10A(1)(b)[5]: requiring separate drawing in 100-inch scale:
- 4) Section 247-17.B(4)): 3:1 maximum slope for a basin embankment.
- 5) Section 253-31 - Curbs: Requirement for curbing along length of drive, or use depressed curb for the length on side by the town houses.

Zane Geist, E.I.T, for Integrated Development presented the plan. Members of the neighborhood had questions for the developer. Mr. Peter Fuchs of Mifflin Street had a question regarding the outdoorlighting. Mr. Geist stated they would be using

full cut off fixtures. Jay Snively on N. 67th Street asked if the plan shows the number of bedrooms and also asked about the parking requirements. Mr. Geist stated no to the number of bedrooms and there were two parking spaces per dwelling and it meets the ordinance requirements.

It was the consensus of the Planning Commission members to table the plan until next month's meeting.

b) 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.

ACTION: discuss comments from reviewers:

Lee Pisano made a motion to table the plan of Trailer Drop Lot, dated 9/26/2023, for review. Mark Caruso seconded the motion and the motion carried with a 4-0 vote.

c) 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: discuss comments from reviewers.

The Applicant requested that the plan be tabled. Lee Pisano made a motion to table the Plan No, 2923-11C, for Faulkner Mazda Sales, dated 9/22/23, Karen Bear seconded the motion and the motion carried with a 4-0 vote.

NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS: No new business, subdivision and land development plans.

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) Short-term rentals: The Planning Commission members reviewed the latest draft by Robert Ihlein addressing the two types of use, owner occupied and non-owner occupied. The Planning Commission members requested that Gettysburg be contacted on how the “Homestay” use is working for them,

OTHER BUSINESS - PLANNING INFORMATION, ISSUES AND ORDINANCES

- a) Harrisburg Mall LP/ St. John Properties: petition to amend the zoning ordinance and zoning map. The proposed amendment was to change the zoning of the subject property from Commercial General (C-G) to Limited Manufacturing (M-L). This change to the zoning map for this property was approved by the Board of Commissioners on June 14, 2023. After a hearing held on October 11, 2023, the Board approved an amendment to change the zoning map designation for the three adjacent parcels that were in the C-G District to the M-L District. It is now on display in the hearing room. A new revised zoning map of the township, prepared by Chelsea Gordon, GIS Specialist, is now on display in the hearing room.
- b) Changing the meeting date for December: Due to a conflict of the Tree Lighting, on December 5, it was the consensus to make the meeting date on Monday, December 4, 2023. Robert Ihlein will have the new meeting date change published.
- c) The new meeting dates for 2024 will be set for next month’s meeting.

COMMUNICATIONS AND ANNOUNCEMENTS:

- a) Zoning Hearing Board: Case No. 2023-13: W.C. Eshenaur and Son, Inc. - Hearing to be held on 10-20-2023:
Applicant is in the process of purchasing an existing commercial property and building located at 3815 Tecport Drive and is seeking variance on maximum height of fences. The company is moving to this location from their existing property on 41st Street due to a condemnation by PennDOT for the Eisenhower Interchange project. One of the company’s operations is the retail sale of propane gas. They also maintain a fleet of HVAC service vehicles which will be kept in the parking lot, and eventually in a new vehicle shed. The Tecport Business Center Owner’s Association is requiring the applicant to install 8-foot high fencing with screening around this area as part of their Protective Covenants. The maximum height permitted in the zoning ordinance is 6.5 feet.
- b) **Next meeting - December 4, 2023:** It was the consensus, of the Planning Commission members, to hold the next meeting on December 4, 2023.

COMMISSION MEMBER COMMENTS:

- a) The Planning Commission members requested a list of appointments of any Planning Commission members be sent to them within the next couple of days.

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ADJOURNMENT: Mark Caruso made a motion to adjourn the meeting. Lee Pisano seconded the motion and the motion carried with a 4-0 vote. The meeting adjourned at 8:45 p.m.

Frances Peck, Recording Secretary