

SWATARA TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
December 5, 2023

The Swatara Township Planning Commission regular meeting was called to order by Chairman Chad Martin, with the Pledge of Allegiance, on Tuesday, December 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 Alexa Korber, Planner, Dauphin County Planning Commission.

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

Karen Bear made a motion to approve the minutes of the November 6, 2023, regular meeting as presented. Lee Pisano seconded the motion and the motion carried with a 4-0 vote with Chuck Bowser abstaining due to his absence at the meeting.

PUBLIC COMMENTS, INCLUDING REPORTING OF STORM WATER MANAGEMENT ISSUES: Peter Fuchs made a comment that no new information is being updated on the website on the posting of minutes of previous meetings that only go back as far as May 2023.

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, Plan dated 11/17/2023:**

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

Justin Kuhn, with Integrated Consulting, presented the plan. Lee Pisano wants to be sure that there will be space for trash and recycling dumpsters. Jay Snavelly, stated that the residents are satisfied with the plans now.

**WAIVER REQUEST:**

1) Section 253-10A - 11 requiring submission of a Preliminary Plan. It was the consensus of the Planning Commission members to recommend approval of this waiver.

- 2) Section 253-29A(4) regarding a fill slope near a property line. It was the consensus of the Planning Commission members to recommend approval of this waiver.
- 3) Section 253-10A(1)(b)[5]: requiring separate drawing in 100-inch scale: It was the consensus of the Planning Commission members to recommend approval of this waiver.
- 4) Section 247-17.B(4)): 3:1 maximum slope for a basin embankment. It was the consensus of the Planning Commission members to recommend approval of this waiver.
- 5) Section 253-27.E (4) - Curb height at the driveway entrances: It was the consensus of the Planning Commission members to recommend approval of this waiver.

Lee Pisano made a motion to recommend, to the Board of Commissioners, approval of the Plan of 6650 Evelyn Street, Plan No. 2023-09C. Mark Caruso seconded the motion and the motion carried with a 4-0 vote, with Chuck Bowser abstaining.

**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:*

The plan was tabled at the November meeting and tabled again at the December meeting. There will be a need for a time extension Agreement regarding this plan.

**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 tabled plan remain on the table. A Time Extension Agreement will be needed on this plan.

NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:

- a) **Plan No. 2023-12C: “Preliminary/Final Land Development Plan for Swatara Paxton Developers LLC - Proposed Wawa Food Market and Fueling Station,” dated 11/21/2023:**

Project: proposing to redevelop the current Hoss’s Restaurant site on the corner of 322 and Bridge Road to a Wawa store and fueling station

Location: 9009 Bridge Road

Applicant: Swatara Paxton Developers, LLC

WAIVER REQUESTS:

*ACTION: Accept the plans for review:*

The plan was presented by Peter Wertz, Esquire of McNees Wallace Nurick Law Firm introduced the plan for the applicant.

Chuck Bowser made a motion to accept the plan of Swatara Paxton Developers for review. Karen Bear 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) Short-term rentals: A new draft, dated 11/22/2023, by Robert Ihlein, was presented for review at the January 2024 meeting. A companion ordinance to regulate the safety aspects of the structure is being worked on.

OTHER BUSINESS - PLANNING INFORMATION, ISSUES AND ORDINANCES

- a) Setting the meeting date for January 2024: It was the consensus of the Planning Commission members that Tuesday, January 9, 2024, would be the best date for the first meeting in 2024, with the time set for 7:00 p.m.

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

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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. The variance requested was granted.

b) **Next meeting - to be determined and announced by December 15, 2023.**

**COMMISSION MEMBER COMMENTS:**

a) It was the consensus of the Planning Commission members that for next year to work on some deficits in the Zoning Ordinance, such as the maximum height for commercial fences. Mr. Ihlein will prepare a list for the next meeting.

**ADJOURNMENT:** Chuck Bowser made a motion to adjourn the meeting. Mark Caruso seconded the motion and the motion carried with a 5-0 vote. The meeting adjourned at 8:18 p.m.

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Frances Peck, Recording Secretary