

SWATARA TOWNSHIP

BUILDING AND CODES DEPARTMENT

Monthly Report and Update for February 2023

TO: James Fosselman, Township Manager, and Township Board of Commissioners
FROM: Robert E. Ihlein, Director of Planning and Zoning
DATE: March 6, 2023

The Department is at full staff capacity and the Administration Building and Codes Office has been open to the public to transact normal municipal business. We continue to respond to permit applications, codes complaints and other emerging situations. Following is a brief summary of our activities for the month.

1. Subdivisions and Land Development applications received this month:
None.
2. Significant building permits issued this month (over \$2,500 in building permit fees):
.Fit out for a large indoor recreation facility (trampoline park) on Derry Street
.Renovations to the Faulkner Hyundai Dealership on Paxton Street
.Modifications to the HVAC systems on the Harrisburg Mall
3. Other permit information: The permit activity for this current month seems to be continuing the trend from 2022. See the attached summary report and detailed the financial report prepared by M.J. Synder.
4. Other meetings and/or information about upcoming land developments & transportation projects:
Staff met in person with the owners of GW Sign Company about the new property they have acquired in order to move their operations as a result of the Eisenhower Interchange project. Staff met online with the staff at St. John Properties regarding the installation of a separate HVAC system for Bass Pro Shops.
5. Zoning Hearing Board activities this past month:
Case No. 2023-001: Lamar Advertising Company - request for three variances to allow the erection of an 11 ft x 36 ft digital billboard in a non-permitted zoning district and that is less than the required distance from a side yard setback and a residential use. The subject property is located at 8001 Paxton Street in the Commercial General (C-G) zoning district. The request was granted.

Case No. 2023-002: Nichelle Smith - request for a variance to keep a detached accessory garage converted to a "Unit for Care of a Relative" as a permanent use as an accessory dwelling unit. The subject property is located at 6870 Huntingdon Street in the Single Family Residential (R-S) zoning district. The request was denied.
6. I continue to provide Zoning Officer and Building Code Officer services for Paxtang Borough. They do have a small volume of permit applications and property maintenance issues. There is an ongoing case of twin dwelling that suffered a structure fire that has been boarded up for more than 1 year now. A minor subdivision plan has also been submitted for review that involves taking over a portion of an alley.

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The PA Department of Labor and Industry conducted an audit of commercial building permits issued by me in Paxtang during the past five years. Two permits were examined in detail and inspected in the field for compliance with accessibility requirements. Both permits passed their audit tests.

7. Significant code enforcement actions taken this month:
 - .Code Enforcement Officers Henry Good and Omar Sarotic responded to various property maintenance complaints. They also continue to assist in answering questions from the public about building and zoning permits. Property maintenance complaints are down for now, and they have been closing zoning permits. See the summary report that is attached.
 - .Codes staff has been working with another property owner and his property. The Department condemned his residential structure on 64th Street due to unsafe hoarding conditions. The PD Co-responder and the County Department of Aging have been providing the individual with temporary housing assistance.
8. On Lot Sewage Disposal System (OLDS) program:
 - .Yvonne Bekelja has been coordinating the program and responding to a number of permit requests. She is now working with properties in District 3. These systems are to be pumped by June 30, 2023. 243 of the 331 property owners have now paid the \$50 registration fee. There have been 139 system inspections, and all have passed. Preparations are being made to send the first post card notice to property owners in District 1. SEO Bob Felty has also been active in working with a number of owners and their systems and is involved in permitting some new systems and system repairs.
9. Landfill leachate water quality monitoring station:
 - The township was issued a new Industrial Discharge Permit by Capital Region Water that is good through March of 2023. The monitoring station is being checked on a regular weekly basis. The flow does vary according to the rainfall received. Staff has been working with Todd Webb and Kevin Trafka on another option that would eliminate the need for the discharge permit and for the monitoring equipment. There was no flow until the end of the month after it rained for several days, so some samples were finally taken. There has also been a malfunction with the flow recording device and has been removed from the site. It may not be able to be fixed because of outdated electronic components. Staff is taking manual readings when there is flow and continues to look for other alternatives. Henry Good has been prepare the data on the water quality testing reports needed for the upcoming permit renewal.
10. MS-4 Permit, Stream Preservation Fee, Stormwater Management Permits:
 - Our staff continues to work with new stormwater engineer Michael Hess, PE of HRG, Stormwater Coordinator Kevin Trafka, and GIS Specialist Chelsea Gordon to coordinate stormwater permits for new construction, investigate complaints, and provide other property information for mapping.
11. Progress on “SWATARA RISING 2025 IMPLEMENTABLE COMPREHENSIVE PLAN”:
 - .The plan amendment was adopted by the Board at the beginning of March 2020. As part of modernizing the Codes Department, new portable devices are being used in the field by the code enforcement officers.
 - .The proposed rebuilding of the Eisenhower Interchange and the widening of I-83 is affecting a number of property owners located in the right of way. Staff has been providing assistance to property owners who are working on subdivision and land development projects to be able to keep their businesses in the Township. A handful of demolitions have already happened to structures near Paxton Street.

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12. Significant meetings or training attended:

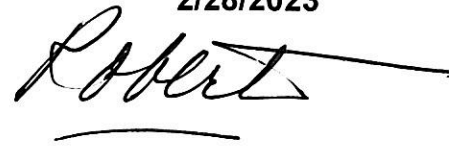
We continue to investigate new software possibilities for building and zoning permits. I attend one day of training sessions in Hershey with the Association for Pennsylvania Municipal Management. I also attended an online refresher webinar on elevation certificates used in obtaining flood insurance for structures in a floodplain. Staff is also meeting with Commissioner Tuckey to review department activities and work on possible new regulations.

THANK YOU.

A handwritten signature in blue ink, appearing to read "R. Klein".

SWATARA TOWNSHIP														
BUILDING AND CODES DEPARTMENT														
Permit Activity (includes all types of building & zoning permit activity)														
YEAR	NUMBER OF ALL PERMITS											VALUE OF ALL PERMIT FEES		
	2023	2022	2021	2020	2019	2018	2017	2023	2022	2021	2020	2019	2018	2017
	906	737	894	820	803	1140								
Dec	70	42	19	50	39	114		\$111,583	\$11,619	\$2,318	\$33,723	\$37,399	\$403,087	
Nov	73	67	61	49	39	51		\$129,921	\$18,258	\$93,000	\$14,605	\$38,099	\$8,120	
Oct	57	41	65	82	94	64		\$20,186	\$16,580	\$45,432	\$25,503	\$104,391	\$19,088	
Sept	85	63	84	91	82	83		\$160,027	\$23,531	\$88,158	\$42,153	\$46,675	\$27,654	
Aug	99	53	99	98	57	199		\$20,124	\$25,562	\$24,505	\$55,817	\$24,684	\$50,391	
July	80	57	116	70	65	100		\$33,019	\$7,496	\$91,236	\$42,399	\$93,353	\$30,545	
June	77	81	143	63	57	83		\$12,040	\$25,035	\$46,538	\$30,817	\$26,971	\$12,637	
May	86	65	110	81	69	102		\$34,208	\$57,258	\$58,612	\$26,013	\$28,823	\$105,294	
April	74	95	11	97	160	120		\$34,386	\$19,731	\$1,239	\$22,279	\$71,053	\$25,622	
March	83	92	42	47	87	124		\$35,773	\$23,773	\$8,136	\$27,348	\$35,991	\$74,244	
Feb	65	30	69	31	29	46	\$78,955	\$42,551	\$102,366	\$64,484	\$78,745	\$33,438	\$11,506	
Jan	57	51	75	61	25	54	\$19,560	\$10,746	\$9,026	\$37,664	\$25,567	\$7,519	\$6,383	
YTD	132	122	81	144	92	100	\$98,515	\$53,297	\$111,392	\$102,148	\$104,312	\$40,956	\$17,889	
REI														03/04/23
Note:	Codes office closed to public most of March, April and May of 2020 due to COVID-19 Pandemic													

Swatara Township
599 Eisenhower Blvd.
Harrisburg, PA 17111
Daily Financial Report



From: 2/1/2023

To: 2/28/2023

Date	FEE TYPE	PAYER	APPLICATION #	Amount
2/1/2023	Building Permit Fee	ASKINS LINDA	72301	\$480.00
	Check # CASH	Legal Addr. 194 LINCOLN AV		
2/1/2023	UCC Training Fee	ASKINS LINDA	72302	\$4.50
	Check # CASH	Legal Addr. 194 LINCOLN AV		
Total fees collected on 2/1/2023				: 2 \$484.50
2/2/2023	Building Permit Fee	KENNEY DON E & BERNICE J	72303	\$300.00
	Check # 19056	Legal Addr. 210 N HARRISBURG ST		
2/2/2023	UCC Training Fee	KENNEY DON E & BERNICE J	72304	\$4.50
	Check # 19056	Legal Addr. 210 N HARRISBURG ST		
Total fees collected on 2/2/2023				: 2 \$304.50
2/3/2023	Building Permit Fee	U D PROPERTIES	72306	\$12,000.00
	Check # 000125	Legal Addr. 4200 DERRY ST <i>for shell</i>		
2/3/2023	UCC Training Fee	U D PROPERTIES	72307	\$4.50
	Check # 000125	Legal Addr. 4200 DERRY ST		
Total fees collected on 2/3/2023				: 2 \$12,004.50
2/6/2023	MEP - RESIDENTIAL	WOODS, KEON R	72310	\$150.00
	Check # 10657	Legal Addr. 443 HIGHLAND ST		
2/6/2023	UCC Training Fee	WOODS, KEON R	72311	\$4.50
	Check # 10657	Legal Addr. 443 HIGHLAND ST		
2/6/2023	MEP - RESIDENTIAL	CLEMSON MARK A	72308	\$150.00
	Check # 10674	Legal Addr. 917 MONROE ST. STLTN PA 17113		
2/6/2023	UCC Training Fee	CLEMSON MARK A	72309	\$4.50
	Check # 10674	Legal Addr. 917 MONROE ST. STLTN PA 17113		
Total fees collected on 2/6/2023				: 4 \$309.00
2/7/2023	UCC Training Fee	AT&T RE: 10084766 AT&T MOBILITY	72314	\$4.50
	Check # 2830868	Legal Addr. 1851 UPS DR		
2/7/2023	Building Permit Fee	AT&T RE: 10084766 AT&T MOBILITY	72313	\$540.00
	Check # 2839868	Legal Addr. 1851 UPS DR		
Total fees collected on 2/7/2023				: 2 \$544.50
2/8/2023	Building Permit Fee	EBY TRAVIS	72315	\$300.00
	Check # 654	Legal Addr. 570 HIGHLAND ST		
2/8/2023	UCC Training Fee	EBY TRAVIS	72316	\$4.50
	Check # 654	Legal Addr. 570 HIGHLAND ST		
Total fees collected on 2/8/2023				: 2 \$304.50

Swatara Township
599 Eisenhower Blvd.
Harrisburg, PA 17111
Daily Financial Report

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To: 2/28/2023

Date	FEE TYPE	PAYER	APPLICATION #	Amount
2/9/2023	Building Permit Fee Check # 2023	DEIMLER GARY T.& NANCY L Legal Addr. 6530 DERRY ST.HBG,PA 17111	72317	\$400.00
2/9/2023	UCC Training Fee Check # 2023	DEIMLER GARY T.& NANCY L Legal Addr. 6530 DERRY ST.HBG,PA 17111	72318	\$4.50
2/9/2023	Building Permit Fee Check # 783	ALLGYER, MELVIN S JR Legal Addr. 6314 DERRY ST	72319	\$360.00
2/9/2023	UCC Training Fee Check # 783	ALLGYER, MELVIN S JR Legal Addr. 6314 DERRY ST	72320	\$4.50
Total fees collected on 2/9/2023 : 4				\$769.00
2/13/2023	Zoning Permit Fee Check # 103	M & J PROPERTIES LLC Legal Addr. 881 EISENHOWER BLVD HBG PA	72321	\$75.00
2/13/2023	Building Permit Fee Check # 14229	FAULKNER HENRY III TRUST & FAU Legal Addr. 2060 PAXTON ST <i>Hayndoi</i>	72322	\$28,248.00
2/13/2023	UCC Training Fee Check # 14229	FAULKNER HENRY III TRUST & FAU Legal Addr. 2060 PAXTON ST	72323	\$4.50
2/13/2023	Zoning Permit Fee Check # 1570	BLOUCH KATHIE L Legal Addr. 8635 PRESIDENTS DR	72327	\$75.00
2/13/2023	Zoning Permit Fee Check # 2434	POWERS CRAIG E & LISA M Legal Addr. 4920 HILLTOP RD	72326	\$75.00
2/13/2023	MEP - RESIDENTIAL Check # CARD	SMITH NICHELLE Legal Addr. 6870 HUNTINGDON ST	72324	\$150.00
2/13/2023	UCC Training Fee Check # CARD	SMITH NICHELLE Legal Addr. 6870 HUNTINGDON ST	72325	\$4.50
Total fees collected on 2/13/2023 : 7				\$28,632.00
2/14/2023	Zoning Permit Fee Check # 1528	STAUFFER DOUGLAS J & SANDRA Legal Addr. 4801 CHAMBERS HILL RD HBG PA	72328	\$75.00
2/14/2023	MEP - RESIDENTIAL Check # 185	HOSTERMAN THOMAS W Legal Addr. 4601 YORK ST	72330	\$150.00
2/14/2023	UCC Training Fee Check # 185	HOSTERMAN THOMAS W Legal Addr. 4601 YORK ST	72331	\$4.50
Total fees collected on 2/14/2023 : 3				\$229.50
2/16/2023	Zoning Permit Fee Check # 1192	RADOSEVIC LYNNE Legal Addr. 1293 MAIN ST	72333	\$75.00
2/16/2023	Zoning Permit Fee Check # 5427	GRAY, JEFFREY L Legal Addr. 610 GAYNOR LN	72340	\$75.00
2/16/2023	Building Permit Fee Check # CASH	KESHAV KRUPA LLC, Legal Addr. 6823 PAXTON ST	72337	\$400.00

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Daily Financial Report

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2/16/2023	UCC Training Fee Check # CASH	KESHAV KRUPA LLC, Legal Addr. 6823 PAXTON ST	72338	\$4.50
2/16/2023	ZONING / SIGN PERMIT Check # CASH	KESHAV KRUPA LLC, Legal Addr. 6823 PAXTON ST	72339	\$75.00
Total fees collected on 2/16/2023 : 5				\$629.50
2/17/2023	Zoning Permit Fee Check # 152	WENGIEL, EDWARD D Legal Addr. 508 OLD FORGE CT	72344	\$75.00
2/17/2023	Zoning Permit Fee Check # 2440	JOY ERNESTINE Legal Addr. 3918 DERRY ST HBG PA 17111	72343	\$75.00
2/17/2023	Building Permit Fee Check # 40940	FEST NANCY A & EBERSOLE CHAD Legal Addr. 615 LENKER RD	72341	\$300.00
2/17/2023	UCC Training Fee Check # 40940	FEST NANCY A & EBERSOLE CHAD Legal Addr. 615 LENKER RD	72342	\$4.50
2/17/2023	MEP - RESIDENTIAL Check # 9298	TAWADROUS NESIM S Legal Addr. 6041 HUNTINGDON CIR HBG PA	72346	\$150.00
2/17/2023	UCC Training Fee Check # 9298	TAWADROUS NESIM S Legal Addr. 6041 HUNTINGDON CIR HBG PA	72347	\$4.50
2/17/2023	Zoning Permit Fee Check # CASH	TURNER, RAYMOND L Legal Addr. 500 N HARRISBURG ST	72348	\$75.00
Total fees collected on 2/17/2023 : 7				\$684.00
2/20/2023	Building Permit Fee Check # 51013	Willow Valley Assoc Legal Addr. 3990 TECPORT DR	72351	\$3,204.00
2/20/2023	UCC Training Fee Check # 51013	Willow Valley Assoc Legal Addr. 3990 TECPORT DR	72352	\$4.50
2/20/2023	Zoning Permit Fee Check # CASH	TURNER, RAYMOND L Legal Addr. 500 N HARRISBURG ST	72350	\$75.00
Total fees collected on 2/20/2023 : 3				\$3,283.50
2/21/2023	Zoning Permit Fee Check # 1108	ANDERSON, HAROLD Legal Addr. 6650 CLEARFIELD ST	72354	\$75.00
2/21/2023	Building Permit Fee Check # 5919	KENNEDY KARMEN Legal Addr. 900 ORCHARD DR	72355	\$300.00
2/21/2023	UCC Training Fee Check # 5919	KENNEDY KARMEN Legal Addr. 900 ORCHARD DR	72356	\$4.50
2/21/2023	Zoning Permit Fee Check # 5919	KENNEDY KARMEN Legal Addr. 900 ORCHARD DR	72357	\$75.00
Total fees collected on 2/21/2023 : 4				\$454.50

Swatara Township
599 Eisenhower Blvd.
Harrisburg, PA 17111
Daily Financial Report

From: 2/1/2023

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Date	FEE TYPE	PAYER	APPLICATION #	Amount
2/22/2023	Building Permit Fee	SHENANDOAH MOBILE COMPANY	72358	\$400.00
	Check # 1083	Legal Addr. 4394 CHAMBERS HILL RD		
2/22/2023	UCC Training Fee	SHENANDOAH MOBILE COMPANY	72359	\$4.50
	Check # 1083	Legal Addr. 4394 CHAMBERS HILL RD		
2/22/2023	MEP - RESIDENTIAL	DIEHL JAN ELLEN	72360	\$150.00
	Check # CASH	Legal Addr. 396 N 48TH ST		
2/22/2023	UCC Training Fee	DIEHL JAN ELLEN	72361	\$4.50
	Check # CASH	Legal Addr. 396 N 48TH ST		
Total fees collected on 2/22/2023 : 4				\$559.00
2/23/2023	Building Permit Fee	DIXONS PLAZA LP	72364	\$400.00
	Check # 1012	Legal Addr. 5450 DERRY ST HBG		
2/23/2023	UCC Training Fee	DIXONS PLAZA LP	72365	\$4.50
	Check # 1012	Legal Addr. 5450 DERRY ST HBG		
2/23/2023	Building Permit Fee	ABRIL ROBER A ROLDAN	72366	\$400.00
	Check # 1185	Legal Addr. 3126 SYCAMORE ST		
2/23/2023	UCC Training Fee	ABRIL ROBER A ROLDAN	72367	\$4.50
	Check # 1185	Legal Addr. 3126 SYCAMORE ST		
2/23/2023	Building Permit Fee	HARRISBURG MALL LP	72368	\$27,360.00
	Check # 152587	Legal Addr. 3501 PAXTON ST		
2/23/2023	UCC Training Fee	HARRISBURG MALL LP	72369	\$4.50
	Check # 152587	Legal Addr. 3501 PAXTON ST		
2/23/2023	Building Permit Fee	SMITH NICHELLE	72362	\$300.00
	Check # 1623	Legal Addr. 6870 HUNTINGDON ST		
2/23/2023	UCC Training Fee	SMITH NICHELLE	72363	\$4.50
	Check # 1623	Legal Addr. 6870 HUNTINGDON ST		
Total fees collected on 2/23/2023 : 8				\$28,478.00
2/24/2023	Building Permit Fee	RAPP, MICKEY T	72370	\$150.00
	Check # 1359	Legal Addr. 7736 CHAMBERS HILL RD		
2/24/2023	UCC Training Fee	RAPP, MICKEY T	72371	\$4.50
	Check # 1359	Legal Addr. 7736 CHAMBERS HILL RD		
2/24/2023	Building Permit Fee	STAUFFER DOUGLAS J & SANDRA	72372	\$400.00
	Check # 1530	Legal Addr. 4801 CHAMBERS HILL RD HBG PA		
2/24/2023	UCC Training Fee	STAUFFER DOUGLAS J & SANDRA	72373	\$4.50
	Check # 1530	Legal Addr. 4801 CHAMBERS HILL RD HBG PA		
2/24/2023	Zoning Permit Fee	DEIMLER GARY T. & NANCY L	72374	\$75.00
	Check # 7721	Legal Addr. 6530 DERRY ST. HBG, PA 17111		
Total fees collected on 2/24/2023 : 5				\$634.00

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Harrisburg, PA 17111
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To: 2/28/2023

Date	FEE TYPE	PAYER	APPLICATION #	Amount
2/28/2023	Building Permit Fee Check # 13645	MILLER LESTER S Legal Addr. 5561 GRAYSON RD	72377	\$495.90
2/28/2023	UCC Training Fee Check # 13645	MILLER LESTER S Legal Addr. 5561 GRAYSON RD	72378	\$4.50
2/28/2023	Zoning Permit Fee Check # 5437	HARRISBURG LINDLE ROAD LLC, Legal Addr. 4661 LINDLE RD	72381	\$75.00
2/28/2023	Zoning Permit Fee Check # 5438	HARRISCHICK REALTY LP Legal Addr. 4655 LINDLE RD	72380	\$75.00
Total fees collected on				2/28/2023 : 4
				\$650.40

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Harrisburg, PA 17111

Daily Financial Report - Summary

From: 2/1/2023

To: 2/28/2023

Fee Type	Count	Amount
Building Permit Fee	20	\$76,737.90
MEP - RESIDENTIAL	6	\$900.00
UCC Training Fee	26	\$117.00
ZONING / SIGN PERMIT	1	\$75.00
Zoning Permit Fee	15	\$1,125.00
Total Fees Collected:	68	\$78,954.90
CARD	2	\$154.50
Cash	9	\$1,268.50
Check	57	\$77,531.90

SWATARA TOWNSHIP

CODE INSPECTOR ACTIVITY REPORT

Codes Officers:

Henry Good + Omar Sarotic

2023

MONTH	New Complaints & Inspections	Notice of Violations Issued	Follow-up Inspections Conducted	Citations Filed	Certified Letters Sent	Court Appearances	Fines Issued by MDJ	Cases Closed	Monitoring Station Visits	Zoning Inspectns	Notes
JANUARY	13	11	37	11	6	4	0	8	11	121	
FEBRUARY	92	20	37	11	4	8	0	12	8	80	
MARCH											
APRIL											
MAY											
JUNE											
JULY											
AUGUST											
SEPTEMBER											
OCTOBER											
NOVEMBER											
DECEMBER											
TOTAL	105	31	74	22	10	12	0	20	19	201	

NOTES:

REI

3/4/2023



Swatara Township

DEPARTMENT OF CODE ENFORCEMENT

OLDS PROGRAM

Date: 3/2/23

Subject: Status of OLDS 1, 2, & 3 Programs as of March 2, 2023 (*updates provided in bold print*)

To: Robert Ihlein

From: Yvonne M. Bekelja *Yvonne M. Bekelja*

DISTRICT 1 OLDS PROGRAM (June 2020– June 2021– (Fifth pump cycle)

230 Properties fall under District 1 Program

230 Property Owners paid \$50.00 registration fee

\$11,550. Total amount collected (amount includes \$50.00 registration fee for pump cycle June 2017-2018)

229 Passed Inspection

0 Current Failed Inspection

1 Remaining property required to pump (**paid registration fee**)

3 Property owner were sent letters suggesting they have system pumped on a more frequent basis due to high water levels or other conditions

1 Citation pending for non-compliance

DISTRICT 2 OLDS PROGRAM (June 2021 – June 2022 – Fifth pump cycle)

499 Properties fall under District 2 Program (includes 1 new system –pumping not due until 6th pump cycle)

496 Property owner paid \$50.00 registration fee

\$24,800. Total amount collected

496 Passed Inspection

1 Current Failed Inspection (4 originally failed --1 Demolition property, tank was crushed, 2 made repairs)

1 Remaining property required to pump (has not paid registration fee)

10 Property owners were sent letters suggesting they have system pumped on a more frequent basis due to high water levels or other conditions

1 Citation pending for non-compliance

Status of OLDS 1, 2, 3 Program as of **February 3, 2023**

DISTRICT 3 OLDS PROGRAM (June 2022 – June 2023 (Fifth Pump Cycle)

331	Properties fall under District 3 Program
243	Property owners paid \$50.00 registration fee
\$12,150.	Total amount collected
139	Passed Inspection
0	Current Failed Inspections
192	Remaining properties required to pump (104 paid registration fee; 88 have not paid registration fee)
3	Property owners were sent letters suggesting they have system pumped on a more frequent basis due to high water levels in tank or other conditions

Note: OLDS report from Robert K. Felty, SEO, for the period February 2023.

