

SWATARA TOWNSHIP PLANNING COMMISSION

Advertised Regular Monthly Public Meeting to be held on
January 9, 2024, at 7:00 pm held in person at
599 Eisenhower Boulevard, Harrisburg, PA

AGENDA

1. Call to Order
2. Recognition of new member Katie Ibberson / Roll Call
3. Approval of Minutes: meeting held on December 5, 2023
4. Public Comments, Including Reporting of Storm Water Management Issues
5. OLD 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: Re-develop 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

PLAN STATUS: Accepted for review on 10/03/2023; BOC ACTION BY (90 days)

EXTENSION GRANTED BY APPLICANT TO 04/30/2024

WAIVER REQUEST:

>1. Section 253.10A - 11 requiring the submission of a Preliminary Plan

ACTION: tabled at request of applicant

b. Plan No. 2023-11C: “Preliminary / Final Land Development Plan for Faulkner Mazda Sales and Service Building”, dated 09/22/2023, revised 11/29/2023

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

PLAN STATUS: Accepted for review on 10/03/2023 ; BOC ACTION BY (90 days)

EXTENSION GRANTED BY APPLICANT TO 02/29/2024

WAIVER REQUESTS:

>1. Section 253.10A - 11 requiring the submission of a Preliminary Plan

>2. Section 253.13N requiring the developer to obtain a state Highway Occupancy Permit for the existing driveway off Paxton Street

>3. Section 253-32.A (DEFERRAL) of the requirement to construct concrete sidewalks and curb ramps along the Eastern side of Wister Street

ACTION: discuss comments from the Township reviewers; consider recommendation

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c. 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 Route 322 and Bridge Road to a Wawa store and fueling station

Location: 9009 Bridge Road

PLAN STATUS: Accepted for review on ; BOC ACTION BY (90 days)

Applicant: Swatara Paxton Developers, LLC

WAIVER REQUESTS:

ACTION: Accept the plans for review

6. NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS

None.

7. 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 (tabled)

b. Short-term rentals

8. OTHER BUSINESS – PLANNING INFORMATION, ISSUES AND ORDINANCES

9. COMMUNICATIONS AND ANNOUNCEMENTS

Next meeting – February 6, 2024

10. Commission Member Comments

11. Adjournment