

## SWATARA TOWNSHIP PLANNING COMMISSION

Advertised Regular Monthly Public Meeting to be held on  
February 6, 2024, at 7:00 pm held in person at  
599 Eisenhower Boulevard, Harrisburg, PA

### AGENDA

1. Call to Order
2. Roll Call – Reorganization of the Board
3. Approval of Minutes: meeting held on January 9, 2024
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 any final comments before approval by the Board of Commissioners*

**SWATARA TOWNSHIP PLANNING COMMISSION**

Advertised Regular Monthly Public Meeting to be held on  
February 6, 2024, at 7:00 pm held in person at  
599 Eisenhower Boulevard, Harrisburg, PA

**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: Discuss comments from plan reviewers*

6. NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS

None.

7. OLD BUSINESS – PLANNING INFORMATION, ISSUES AND ORDINANCES

*Discussion regarding land use and zoning issues selected by the Commission that may be addressed and recommended to the Board of Commissioners*

This list submitted in January 2024 for suggested clarifications and corrections to the zoning ordinance:

a. Improved definitions of lots and yards with new graphics

b. Minimum lot sizes for dwelling units in the Commercial zoning districts (see “Attachment 2” from ordinance)

c. “Home Occupation” – the wording used in the definition section is different than that used in additional regulations 2095-96.D(9) – “minor” vs “light”, etc.

d. “Night Club” – no definition, plus the Use Table H indicates there are additional requirements in 295-39, but there are none

e. Commercial Fences – no distinction in the zoning ordinance made between residential and commercial uses. The current maximum height for all fences is 6 feet.

## **SWATARA TOWNSHIP PLANNING COMMISSION**

Advertised Regular Monthly Public Meeting to be held on  
February 6, 2024, at 7:00 pm held in person at  
599 Eisenhower Boulevard, Harrisburg, PA

8. OTHER BUSINESS – PLANNING INFORMATION, ISSUES AND ORDINANCES
  - a. Review draft of the “Planning Commission Annual Report for 2023”
  - b. See article “7 Need-to-Know Trends for 2024” from APA Magazine
  
9. COMMUNICATIONS AND ANNOUNCEMENTS
  - a. See announcement of the TCRPC annual luncheon – May 9, 2024
  - b. A final note from Fran Peck
  - c. **Next meeting – March 5, 2024**
  
10. Commission Member Comments
  
11. Adjournment