

SWATARA TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
January 9, 2024

The Swatara Township Planning Commission regular meeting was called to order by Chairman Chad Martin, with the Pledge of Allegiance, on Tuesday, January 9, 2024 at 7:00 p.m., at the Swatara Township Municipal Building, 599 Eisenhower Boulevard, Harrisburg, PA 17111.

RECOGNITION OF NEW MEMBER: The Planning Commission introduced and welcomed the new member, Katie Ibberson, who was present by telephone.

Members of the Commission present:

Chad Martin, Chairman	Karen Bear
Chuck Bowser, Vice-Chairman	Mark Caruso
Katie Ibberson	

Also, present: Robert Ihlein, Swatara Township Planning and Zoning Coordinator and Secretary to the Planning Commission; and Danielle Derolf, P.E., Dawood Engineering.

APPROVAL OF MINUTES OF THE DECEMBER 5, 2023 REGULAR MEETING:

Karen Bear made a motion to approve the minutes of the December 5, regular meeting as presented. Chuck Bowser seconded the motion and the motion carried with a 4-0 vote with Katie Ibberson abstaining due to her absence at the meeting.

PUBLIC COMMENTS, INCLUDING REPORTING OF STORM WATER MANAGEMENT ISSUES: No comments at this time.

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: 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

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

EXTENSION GRANTED BY APPLICANT TO 04/30/24

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

ACTION: tabled at request of applicant.

Note: Chad Martin recused himself due to his employer, KCI, being a subcontractor to the applicant’s engineer.

b) 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, represented by Bob Lewis. The plan was presented by Jamie Strong, Esquire, of McNees, Wallace and Nurick, LLC.

Location: 2020 Paxton Street

PLAN STATUS: *Accepted for review on 10/03/2023; BOC ACTION BY (90 days) EXTENSION GRANTED BY APPLICANT TO 02/20/2024.*

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 (DEFERRAL)
- 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.

A. It was the consensus of the Planning Commission members to recommend, to the Board of Commissioners, approval on Waivers as follows:

- 1) Section 253.10A-11 requiring 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 (DEFERRAL)
- 3) Section 253-32.A (DEFERRAL) of the requirement to construct concrete sidewalks and curb ramps along the Eastern side of Wister Street.

Chuck Bowser made a motion to recommend, to the Board of Commissioners, approval of the Plan of Faulkner Mazda Sales and Service Building, Plan No. 2023-11C. Mark Caruso seconded the motion and the motion carried with a 5-0 vote.

KCI has prepared a traffic safety report that is under review,. All traffic will go in and out on Wister Street.

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:

Presenting the plan is Peter Wertz, Esquire, of McNees, Wallace and Nurick, LLC and Justin Geonnotti, P.E., Dynamic Engineering.

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:

PLAN STATUS: Accepted for review on 12/4/23; BOC ACTION BY 03/04/24 90-Days

ACTION: Discussed the County's comments, especially a crosswalk on Bridge Street for pedestrians coming from Schiavoni Park. The review will continue. Also discussed the comments from HRG and Dawood.

NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS: No comments at this time.

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: review related Draft Ordinance “Lodging Establishments and Places of Transient Occupancy.”
- c) Possible areas of the zoning ordinance for corrections and/or updates
 - * A definition of “Flag Lot” with a sketch showing front yard setbacks.
 - * Sketches to depict the three different types of yards (e.g. Paxtang Ordinance.)
 - * Minimum lot sizes for dwelling units in the Commercial Zoning Districts (see “Attachment 2” from ordinance)
 - * 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.
 - * “Night Club” - no definition, plus the Use Table H indicates there are additional requirements in 295-39, but there are none.
 - * Commercial Fences - no distinction in the Zoning Ordinance made between residential and commercial uses. The current maximum height for all fences is six feet.

A short discussion was held about the topics listed. Will work on “lots” and “yards” starting next month.

OTHER BUSINESS None at this time.

COMMUNICATIONS AND ANNOUNCEMENTS:

- a) Next meeting - Tuesday, February 6, 2024, at 7:00 p.m.

Swatara Township Planning Commission
Regular Meeting
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COMMISSION MEMBER COMMENTS: None at this time.

ADJOURNMENT: Mark Caruso made a motion to adjourn the meeting. Chuck Bowser seconded the motion and the motion carried with a 5-0 vote. The meeting adjourned at 8:12 p.m.

Frances Peck, Recording Secretary