

# SWATARA TOWNSHIP PLANNING COMMISSION

Advertised Regular Monthly Public Meeting to be held on  
March 5, 2024, at 7:00 pm held in person at  
599 Eisenhower Boulevard, Harrisburg, PA

## AGENDA

1. Call to Order, Pledge of Allegiance
2. ROLL CALL
3. APPROVAL OF MINUTES: meeting held on February 6, 2024
4. PUBLIC COMMENTS, INCLUDING REPORTS OF STORMWATER 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, revised 02/16/2024

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 10/03/2023; BOC ACTION 01/02/2024\_(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: discuss revised plans*

**b. 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 12/02/2023; BOC ACTION 03/04/2024 (90 days)*

*EXTENSION GRANTED BY APPLICANT TO 03/21/2024*

Applicant: Swatara Paxton Developers, LLC

WAIVER REQUESTS:

*ACTION: Discuss comments from plan reviewers*

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### 6. NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS

a. **Plan No. 2024-01C: “Preliminary / Final Land Development Plan for Steelton Terminal for Equity Development Partners”**, dated 02/16/2024

Project: proposing to construct 3 warehouse / truck terminal buildings that will mainly be located in Lower Swatara Township and Steelton Borough; entrance will be in Swatara.

Location: Quarry Road and Harrisburg Street

WAIVER REQUESTS:

1. Section 253-10A - 11 requiring the submission of a Preliminary Plan
2. Section 253-32 – requiring the construction of sidewalks

*ACTION: Accept plans for review*

b. **Plan No. 2024-02C: “Final Land Development Plan for Stephen & Linda L. Lenkevich – 7841 & 7901 Witmer Drive”**, dated 02/20/2024

Project: minor land development and lot consolidation to construct an addition on to an existing commercial building

Location: 7901 Witmer Drive

WAIVER REQUESTS:

1. Section 253-10A - 11 requiring the submission of a Preliminary Plan

*ACTION: Accept plans for review*

c. **Plan No. 2024-03C: “Preliminary / Final Land Development Plan for Swatara Exchange”**, dated 02/27/2024

Project: re-development of the Harrisburg Mall property with retail and flex space buildings and outparcels for related uses.

Location: 3501 Paxton Street

WAIVER REQUESTS:

1. Section 253-10A - 11 requiring the submission of a Preliminary Plan
2. Section 253-32 – requiring the construction of sidewalks

ACTION: Accept plans for review

### 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:

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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.

*F. (NEW THIS MONTH) – industrial scale food & beverage processing including beer brewing, alcohol distilling, vinegar & pickling of foods, sugar refining.*

### 8. OTHER BUSINESS – PLANNING INFORMATION, ISSUES AND ORDINANCES

a. Review of the “Planning Commission Annual Report for 2023” – recommendation to submit to the Board of Commissioners

b. “Keeping of Chickens” draft ordinance to be presented to the Board of Commissioners on March 13<sup>th</sup>.

### 9. COMMUNICATIONS AND ANNOUNCEMENTS

a. Tri-County Regional Planning Commission annual luncheon – May 9, 2024

b. Next meeting – April 2, 2024

### 10. COMMISSION MEMBER COMMENTS

### 11. ADJOURNMENT