

SWATARA TOWNSHIP PLANNING COMMISSION

Advertised Regular Monthly Public Meeting to be held on
August 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 July 2, 2024
4. PUBLIC COMMENTS, INCLUDING REPORTS OF STORMWATER ISSUES
5. OLD BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS

a. 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

Applicant: Swatara Paxton Developers, LLC

PLAN STATUS: Accepted for review 12/02/2023; BOC ACTION 03/04/2024_(90 days)

2nd EXTENSION GRANTED BY APPLICANT TO 08/14/2024

WAIVER REQUESTS:

ACTION: No updates at this time; postpone review to September

c. Plan No. 2024-03C: “Preliminary / Final Land Development Plan for Swatara Exchange”, dated 02/27/2024, revised 05/10/2024

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

Location: 3501 Paxton Street

Applicant: Harrisburg Mall LP

PLAN STATUS: Accepted for review 03/05/2024; BOC ACTION by 06/04/2024 (90 days)

2nd EXTENSION GRANTED BY APPLICANT TO 10/16/2024

WAIVER REQUESTS:

1. Section 253-10A - 11 requiring the submission of a Preliminary Plan
2. Section 253-32 – requiring the construction of sidewalks
3. Section 253.19.B.3 – regulating the subdivision and land development of properties that front on a limited access highway.

ACTION: Applicant has requested review to be postponed to September.

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c. Plan No. 2024-04C: “Preliminary Land Development Plan for Swatara Township Bishop Park”, dated 02/06/2024, revised 04/28/2024, 06/21/2024

Project: development of a new municipal park

Location: Highland Avenue near Eisenhower Boulevard

Applicant: Swatara Township Board of Commissioners

PLAN STATUS: Accepted for review 04/02/2024; BOC ACTION 07/04/2024 (90 days)

WAIVER REQUESTS:

1. Section 247 – see list for 8 different requests

ACTION: Discuss comments from plan reviewers; recommendation for conditional approval

d. Plan No. 2024-05R: “Preliminary / Final Land Development Plan for Townhome Development at 425 Pear Avenue”, dated 05/28/2024

Project: development of 12 new townhouses

Location: Pear and Plum Streets, Rutherford

Applicant: Green Acres Investment LLC

PLAN STATUS: Accepted for review on 06/04/2024; BOC ACTION 09/04/2024 (90 days)

WAIVER REQUESTS:

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

2. Section 253-10A (1)(b)(5) – separate drawing in 100-foot scale

ACTION: Discuss comments from plan reviewers.

e. Plan No. 2024-06R: “Preliminary Land Development Plan for 10 Mars Street Apartments”, dated June 1, 2024

Project: proposing to redevelop a lot with an existing building with one new apartment building

Location: 10 Mars Street

Applicant: Aztlan Investment

PLAN STATUS: Accepted for review on 06/04/2024; BOC ACTION 09/04/2024 (90 days)

WAIVER REQUESTS:

ACTION: None – placed on hold at the request of the applicant

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6. NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS

Plan No. 2024-07R: “Preliminary / Final Minor Subdivision Plan for 5700 Chambers Hill Road and 5651 Plainview Road for Paul C. Glaser”, dated 02/20/2024

Project: proposing to subdivide 2 parcels and re-configure lot lines to create a new parcel

Location: 5651 Plainview Road

Applicant: Paul C. Glaser

PLAN STATUS: new plan submission

WAIVER REQUESTS:

1. Section 253-10A - 11 requiring the submission of a Preliminary Plan
2. Section 253-24.B(1)(b) regarding recreation and open space
3. Section 253-31 requiring curbs
4. Section 253-32 regarding sidewalks, pedestrian walkways and bicycle paths

ACTION: Accept the 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:

- a. Improved definitions of lots and yards with new graphics
- b. Minimum lot sizes for dwelling units in the Commercial zoning districts (see presentation from the March 5, 2024 meeting)
- 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. Industrial scale food & beverage processing including beer brewing, alcohol distilling, vinegar & pickling of foods, sugar refining. (added March 2024)

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8. OTHER BUSINESS – PLANNING INFORMATION, ISSUES AND ORDINANCES

None.

9. COMMUNICATIONS AND ANNOUNCEMENTS

Next meeting – Tuesday, September 3, 2024

10. COMMISSION MEMBER COMMENTS

11. ADJOURNMENT