

SWATARA TOWNSHIP PLANNING COMMISSION

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

a. Plan No. 2024-03C: “Preliminary / Final Land Development Plan for Swatara Exchange”, dated 02/27/2024, revised 05/10/2024 and **11/15/2024**

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; 3rd EXTENSION TO 11/13/2024; 4th EXTENSION TO 12/11/2024; **5th EXTENSION TO 2/12/2025***

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 request postponement of the review until the December 2nd meeting.

b. 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);*

*EXTENSION GRANTED BY APPLICANT TO 11/29/2024; **3RD EXTENSION TO 04/09/2025***

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: None – placed on hold by request of the applicant.

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c. 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);*

EXTENSION GRANTED BY APPLICANT TO 10/30/2024; 2ND EXTENSION TO 11/29/2024; 3RD

EXTENSION TO 02/28/2025

WAIVER REQUESTS:

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

d. Plan No. 2024-08R: “Preliminary / Final Lot Add-On for Roth / Ortega”, dated 08/26/2024

Project: proposing to subdivide the Roth lot and add on to the Ortega lot; creation of a non-conforming lot size approved by Zoning Hearing Board case number 2024-002.

Location: 955 and 961 Orchard Drive

Applicants: Alice M. Roth and Diane R. Ortega

*PLAN STATUS: Accepted for review on 10/8/2024; **BOC ACTION BY 1/7/2025** (90 days)*

WAIVER REQUESTS: none

ACTION: discuss comments from reviewers; consider recommending approval

e. Plan No. 2024-09R: “Final Minor Subdivision Plan for Fleming Subdivision” dated 09/23/2024; **Revised 11/26/2024**

Project: proposing to re-subdivide 3 parcels into 5 parcels

Location: 91 and 101 Sylvan Ridge Road

Applicants: Joy W. and Wayne S. Fleming

*PLAN STATUS: Accepted for review on 10/8/2024; **BOC ACTION BY 1/7/2025** (90 days)*

WAIVER REQUESTS:

1. Section 253-10A(1)(b)[5] requiring a separate set of plans be submitted a 1” = 100’ scale

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

ACTION: revised plans recently submitted; discuss comments from reviewers.

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f. Plan No. 2024-10R: “The Grove at Spring Creek” – yield plan submission dated 10/28/2024
Project: proposing a residential subdivision and land development project on 121 acres that would utilize the “Open Space Development Option” in the zoning ordinance. There is additional acreage in Lower Paxton Township that is not included in this proposal.

Location: 61st Street and Crusader Way

Applicants: MCN Land Holdings, LLC

PLAN STATUS: Accepted for review on 11/04/2024

ACTION: review and discuss the proposed “yield plan (see 295-35.C(3) for of this process)

6. NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS

Plan No. 2024-11R: “Final Minor Subdivision Plan for Maxie Wiley III” dated 11/18/2024

Project: proposing subdivide 1 parcel into 4 parcels

Location: 700 Second Street

Applicants: Maxie Wiley III and Angela M. Wiley

PLAN STATUS: Submitted for review on 11/20/2024

WAIVER REQUESTS:

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

2. Section 253-24B.(1)(b) requiring dedication of open space or fee in lieu of

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 as part of future ordinance updates (see separate hand out)

ACTION: forward the list of suggested changes and additions to the Board of Commissioners with a recommendation to have the Township Solicitor prepare a draft ordinance.

8. OTHER BUSINESS – PLANNING INFORMATION, ISSUES AND ORDINANCES

a. Request from St. John Properties to submit a letter of planning consistency to be submitted to the PA Department of Community and Economic Development for funding assistance related to the re-development of the former Harrisburg Mall.

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b. Establish the meeting schedule for 2025.

9. COMMUNICATIONS AND ANNOUNCEMENTS

Zoning Hearing Board meeting to be held on Thursday, December 19, 2024, at 7:00 pm:

a. Case No. 2024-06: Turner Automotive Corporation – request for a variance from Section 295-112.A limiting the maximum sign face area of an on-premises freestanding sign to 60 square feet. The applicant is proposing to replace an existing sign box mounted on a pylon with a new sign that would have a sign face area of 150 square feet on their property located at 4201 Chambers Hill Road. The parcel identification number is 63-027-151 which is located in the Limited Manufacturing (M-L) zoning district.

b. Issue the Decision of the Swatara Township Zoning Hearing Board in the Smith Land & Improvement Corporation matter pursuant to the Remand Order of the Dauphin County Court of Common Pleas of October 24, 2024, to number 2022-CV-06770-LU. The Zoning Hearing Board will issue the Decision granting the appeal of Smith Land & Improvement Corporation from the determination of the Zoning Officer pursuant to the Commonwealth Court Opinion in case number 174 C.D. 2023.

c. Tree Lighting Ceremony to be held on December 3rd

d. Next meeting – to be determined before the end of this meeting

10. COMMISSION MEMBER COMMENTS

11. ADJOURNMENT