

MINUTES

**LOWER SWATARA TOWNSHIP
PLANNING COMMISSION**

**REGULAR MEETING
JUNE 24, 2010, 7:00 P.M.**

Meeting was called to order by Chauncey Knopp at 7:30 P.M. with the following present:

Chauncey D. Knopp, Chairman
Eric A. Breon, Vice Chairman
Paul Wagner
Kimber Latsha
Christopher DeHart
Diane Myers-Krug, Dauphin County Planning Commission
Brenda Wick, Engineer
Darlene E. Stoudt, Recording Secretary
Alan Knoche, Acting Secretary

Others in Attendance:

Scott Akens, ACT, Inc.
Joe Rinaldi, ACT, Inc.
Ambrose Heinz, Storage Mobility
Greg Schild, Storage Mobility

The meeting opened with the Pledge of Allegiance.

MINUTES

Motion was made by Latsha and seconded by DeHart to approve the Minutes of the May 27, 2010 meeting.

Motion unanimously approved.

**ACT, INC., 2001 FULLING MILL RD.
LAND DEVELOPMENT PLAN**

The Planning Commission reviewed the Land Development Plan of ACT, Inc., located at 2001 Fulling Mill Road, prepared by Akens Engineering Associates, Inc., and submitted by INeedSolar.com.

Scott Akens, of Akens Engineering explained that this project proposes to install solar panel rays on the roof and sided of the building at Advanced Conversion Technology. The array will be approximately fourteen feet off the ground and will over hang a small portion of the parking lot area. Mr. Akens explained the construction details of the panels and addressed the stormwater implications of this project are most likely a wash since runoff should still hit the ground as it does now in any kind of rain event.

The Planning Commission made the following comments:

1. The correct front yard setback should be shown on Page 1 of the plans.
2. Correct the township to read “Lower Swatara” rather than “Lower Paxton.”
3. Contact Dave Spaulding from Harrisburg International Airport to complete a Form AV-57 that may need to be filed since the project will be higher than the airport permits for this area. However, there are other structures on the property that are higher than the proposed panels, so this form may be averted.
4. Indicate what landscaping will be under the solar panels.
5. Any comments from the Township Engineer, Brenda Wick, must be incorporated into the plan.
6. Any comments from Dauphin County Planning Commission must be incorporated into the plan.

A discussion ensued regarding the additional weight that would be added to the roof top of the existing building when the panels were installed. Also addressed was how the system was energized. These questions were raised from the standpoint of what could be expected if a fire occurred at the building. Also questioned was whether any reflection from the panels could be expected.

A motion was made by Latsha seconded by Wagner to recommend approval of the Land Development Plan for ACT, Inc. with the previously mentioned stipulations.

Motion unanimously approved.

PA TURNPIKE COMMISSION
LAND DEVELOPMENT PLAN

The Planning Commission tabled the Land Development Plan for the Pennsylvania Turnpike Commission due to the fact that no one was present at the meeting to represent this plan.

OTHER PERTINENT BUSINESS
STORAGE MOBILITY, SPECIAL EXCEPTION

The Planning Commission discussed the request for outdoor storage of POD's containers on property located at 1011 AIP Drive within the Industrial Park-Limited (IP-L) District.

Mr. Knoche explained that according the Zoning Ordinance of Lower Swatara Township, any Special Exception approved by the Zoning Hearing Board must also have approval of the Planning Commission. Mr. Knoche also explained that Zoning Hearing Board has heard this request and approved it with stipulations. Those stipulations are: 1) the locations of outdoor storage of PODS must be shown on Exhibits A-1 and A-2, and submitted to the Township; 2) PODS containing goods will not be permitted to be stored outside; and 3) the owner of the property will work with the Township afterwards if any screening is deemed necessary.

In addition this request has been reviewed by the Fire Marshal and the Zoning Officer at great length.

A motion was made by Latsha and seconded by Breon to endorse the request for a Special Exception for outdoor storage of POD containers by Storage Mobility at 1011 AIP Drive with any stipulations set forth by the Zoning Hearing Board.

Motion unanimously approved.

ADJOURN

A motion was made by Breon and seconded by Wagner to adjourn the meeting.

Motion unanimously approved.

Meeting adjourned at 7:32 PM.

Respectfully Submitted:

Alan J. Knoche, Acting Secretary