

AGENDA

REGULAR MEETING
of the
LOWER SWATARA TOWNSHIP PLANNING COMMISSION
APRIL 25, 2024 - 7:00 P.M.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes from the March 21, 2024 Meeting

**** NOTE: The Planning Commission will Solicit Public Comment at the End of Each Item Noted on the Agenda Below, and Again Prior to Adjournment.**

5. Old Business
 - a. **Steelton Terminal** – Planning Commission File PC#2024-02. The 137.01 acre project site is split among three (3) municipalities: Lower Swatara Township, Steelton Borough, and Swatara Township, and lies within the Industrial (I) District, Industrial District – Light (I-1), and Limited Manufacturing District (M-L) respectively. The Preliminary / Final Land Development Plan proposes to construct three (3) new warehouse / distribution facilities (203,840 S.F. / 305,760 S.F. / 605,860 S.F.), access roads / drives, parking areas, site improvements, utilities, and stormwater / PCSM facilities.
6. New Business
 - a. **Fulling Mills** – Planning Commission File PC#2024-04. The equitable owner, McNaughton Properties, L.P., requests to rezone the subject property; whereby, the subject property consists of four (4) parcels of land. The request to rezone includes ten (10) parcels of land, totaling approximately 257.52 acres. Currently, the ten (10) parcels of land lie in either the Residential Suburban (R-S) District or the Residential Agricultural (R-A) District; and the equitable owner proposes to rezone the current zoning districts to either Residential Suburban (R-S) District or Residential Urban (R-U) District.
 - b. **Wilsbach Distribution Facility (Revised)** - Planning Commission File PC#2024-05. The revised Preliminary / Final Subdivision Plan proposes to accurately depict the correct bearings, distances, and acreage (i.e. legal description) of the previously approved / recorded Preliminary / Final Subdivision And Land Development Plan And Stormwater Management Site Plan

7. Other Business

- a. **802 Longview Drive** – Zoning Hearing Board File V#2024-06. The applicant, Paul Fox, requests (1) a Variance to §27-407.A., (2) a Variance to §27-407.B., (3) a Variance to §27-2204.2.A., and (4) a Special Exception to §27-2204.1.D. to allow the construction of a 23' 4" x 18' ½" addition to an existing single-family detached dwelling; whereby, the proposed addition will be an extension / enlargement of a non-conforming building occupied by a conforming use.

8. Public Comment

9. Adjourn