

# AGENDA

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REGULAR MEETING  
of the  
LOWER SWATARA TOWNSHIP PLANNING COMMISSION  
JANUARY 26, 2023, 7:00 P.M.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes of the December 15, 2022 Meeting
5. Reorganization
6. Request for a Special Exception
  - a. **2750 Commerce Drive (Miller Pipeline)** – Zoning Hearing Board File SE#2023-01. The Applicant, Miller Pipeline, Requests a Special Exception to §27-1004.3. of Lower Swatara Township’s Zoning Ordinance to Allow for the Outdoor Storage of Material or Equipment. **The “Notice of Application for Special Exception” was Withdrawn by the Applicant, Miller Pipeline.**
7. Old Business
  - a. **The Pond on Fulling Mill** – Planning Commission File PC#2021-06. Currently, there are Five (5) Lots which will be Combined to Form One (1) Lot of 25.143 Acres. There will be 67 Townhouse Units, 4 Semi-Detached Units, and 116 Apartment Units in Two (2) Buildings. A Separate Building will have Combined Uses, those of a Community Center, Café, and 15 Apartment Units; and Another Separate Building will have Two (2) Stories of Commercial Space.
  - b. **Illuminated Integration Office and Trade Shop** – Planning Commission File PC#2022-08. The Proposed Project Intends to Construct Both a +/- 9,990sf Office/Showroom and a +/- 15,430sf Trade Shop, Along with Associated Site Improvements, Grading, Utility Connections, Stormwater Management Facilities, and Other Site Improvements. A Special Exception was Granted for the Applicant to Use the Proposed Building as a Showroom, Storage Space, and an Office / Design Area for its Audio, Video, Lighting, and Rigging Design and Installation Business.
  - c. **Capital Valley Business Park - Lot 3 & Lot 4** - Planning Commission File PC#2022-06. The 15.59 Acre Project Site Lies Within the Industrial Park Limited (IP-L) District. Currently, there are Two (2) Lots; and the Plan Proposes to Adjust the Common Property

Line Between Lot 3 and Lot 4. Furthermore, the Plan Proposes to Construct a 64,400 S.F. Building on Lot 3, and a 44,161 S.F. Building on Lot 4. Both Proposed Buildings will have Corresponding Stormwater Management Facilities, Utilities, and Site Improvements.

**d. Colony at Old Reliance** – Planning Commission File PC#2022-01. The Proposed Project is a Traditional Neighborhood Development (TND), Consisting of 77 Single-Family Lots, 42 Duplex Lots, 5 Commercial/Single-Family Lots, and 5 Open Space Lots. Furthermore, the TND will Include 6 Local Streets, Improvements to / Along Longview Drive, Public Water / Sewer Connections, and Various Stormwater BMPs. **The Plan Designer, R. J. Fisher & Associates, Requested that the Proposed Project be Tabled Until the 02/23/2023 Planning Commission Meeting.**

## 8. New Business

- a. Aberdeen Development** – Planning Commission File PC#2022-02. The Proposed Project Intends to Subdivide a 19.1 Acre Lot into 25 Single-Family Lots. Furthermore, the Proposed Project will Include 2 Local Streets, Improvements to / Along Oberlin Road (SR 0441), Public Water / Sewer Connections, Utilities, and Stormwater Management BMPs. **The Plan Designer, Hyland Engineering, Requested that the Proposed Project be Tabled Until the 02/23/2023 Planning Commission Meeting.**
- b. Wawa** - Planning Commission File PC#2022-10. The Proposed Project Intends to Combine Three (3) Tax Parcels, and Create Two (2) Condo Units. Proposed Condo Unit 3A will be Improved with a 6,049SF Wawa, a Canopy Covering 6 Fuel Islands, 2 22,000 Gallon Storage Tanks, a 20,000 Gallon Storage Tank, and Associated Site / Utility Improvements. Proposed Condo Unit 5 will be Improved with a 2,454SF Quick Serve Restaurant, a Two-Lane Drive-Thru, Associated Site / Utility Improvements, and a Stormwater Management Facility.
- c. Fox Subdivision** – Planning Commission File PC#2022-11. The Proposed Project Intends to Subdivide an Existing 3.206 Acre Lot into Both a 1.186 Acre “Residual” Lot and a 2.020 Acre “Building Lot”. Both Lots have and / or will have a Well and On-Lot Septic.

## 9. Other Business

## 10. Adjourn