

AGENDA

REGULAR MEETING
of the
LOWER SWATARA TOWNSHIP PLANNING COMMISSION
MARCH 21, 2024 - 7:00 P.M.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes from the February 22, 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. **MASD New K-3 Elementary** – Planning Commission File PC#2023-01. The Preliminary / Final Land Development & Lot Consolidation Plan proposes to consolidate three (3) existing parcels into one (1) new parcel, measuring 125.99 acres. Also, said Plan proposes to construct a new K-3 Elementary School, District Administration Office, Operations Building, parking and access drives, associated utilities, and associated stormwater management / PCSM facilities.

6. New Business

- a. **CVBP Lot 3 & Lot 4 (Revised)** – Planning Commission File PC#2024-01. The 15.59 acre project site lies within the Industrial Park Limited (IP-L) District. The Revised Final Subdivision & Land Development Plan proposes to construct a 64,400 S.F. warehouse on Lot 3, a 54,880 S.F. warehouse on Lot 4, and revised grading / stormwater management facilities / utilities, and site improvements.
 - b. **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.
 - c. **Brook Meadow Farms** - Planning Commission File PC#2024-03. The 115.01 acre project site lies within the Residential Agricultural (R-A) District. The Proposed Consolidation Subdivision & Land Development Plan proposes to

consolidate two (2) existing tracts with two (2) new lots. Also, said Plan proposes the creation of six (6) new lots: one (1) for agricultural use(s), three (3) for residential use(s), one (1) for potential solar use(s), and one (1) for a combination of uses. Lastly, said Plan proposes the installation / construction of both an irrigation pond and a sanitary sewer force main.

7. Other Business

a. Fulling Mills – Planning Commission File PC#2024-04.

8. Public Comment

9. Adjourn