

Swatara Township Planning Commission
September 1, 2016

Board Members in attendance were Dean Patches, Ward Sigler and Jeff Werner. Also in attendance was Chad Smith, SESI., Jeff Golding, Township Engineer, Mickey Gartlan and Jennifer Harding

Jeff Werner called the meeting to order at 7:35 p.m.

Minutes

Jennifer Harding read the minutes. Needed corrections were found during the reading of the minutes. The minutes will be provided to the Commission for confirmation at the next meeting.

Dean Patches moved to approve the August minutes pending the corrections as discussed. Seconded by Ward Sigler. No further discussion. All voted in favor; motion carried.

Old Business

Schneck Stormwater Management Site Plan – Chad Smith, SESI.

Mr. Smith gave an overview of the plan and the challenges the soil presented. The stormwater site plan is being proposed based upon water quality as opposed to ground water recharge. Infiltration beds are not an option due to 0% percolation and 0 recharge. A waiver is being requested from the Board of Supervisors since the SALDO requires a recharge area. The amended plan includes a basin / rain garden with a small orifice at the bottom of the basin to allow the water to dissipate to a level spreader. Mr. Golding has received the perc test results for review and has no issue with the findings or the modifications to the plan.

Ward Sigler moved to recommend accepting the waiver request of SALDO Section 5.07F1C for a groundwater recharge exemption on the Schneck Storm Water Site Plan. Seconded by Jeff Werner. No further discussion was had. All voted in favor; motion carried.

SALDO Overview – Jeff Golding

Mr. Golding provided an overview of the SALDO. He began with Section 2.02 Definitions and a few that would be pertinent to his discussion: There are three types of plans: **Subdivision Plan – Land Development Plan – Storm Water Management Site Plan**. There are exemptions listed under the Land Development definition. Mr. Golding clarified that these exemptions are for whether a **Land Development Plan** is required. Other terms defined were the **Act 167 Plan** is a Storm Water Plan for a Watershed, such as the Swatara Creek Watershed. The previously discussed Schneck Plan was a storm water management site plan which focuses on a smaller management area than the Act 167 Plan. **Regulated Activity** is any activity that has impact on storm water. Discussion was held that the term *Accessory Structure* needs to be defined because it is listed as part of an exemption under the Land Development definition.

Chapter 5 – Required Improvements for Design Standards

5.07 on page V-12 A.1 Scope: “A storm water management site plan shall be required for each subdivision, land development and regulated activity, unless exempted by Section 5.07.I.2 and 5.07.I.3. This applies to the entire development even if the development is proposed in stages.” A request from Mr. Werner was to move the exemptions to this section. Discussion was held and Jeff Golding explained that he felt that the exemptions would be better served where they are but would explain when they got to that section. Recommendations were made to consider the inclusion of post construction storm water management based upon post construction contours and requirements to establish individual lot facilities once construction contours are established in addition to the needs established with the approved plan.

Section D, page V-13 through V-37 – Performance design criteria.

Discussion was held regarding the need for engineering review prior to plan submittal and the 90 day review clock commencing at the Planning Commission meeting. With the engineer having time to submit a review to the planning commission, it enables a more informed first conversation of the plan. Prior conversation at the Ordinance Workshop confirmed plan submittal should be eleven (11) days prior to the planning commission (including the day of planning commission) as an adequate submittal time.

Section I.1:

Storm water management site plans are required for every subdivision plan and land development plan unless the exemptions are met. BUT if no written storm water management plan is required for each subdivision or land development plan the installation of facilities to adequately control storm water is still required. If a property is found that should have installed storm water facilities but didn't require a written plan and did not install the facilities, they would then also be required to submit a formal written plan.

Discussion was held on the different types of exemptions and that the placement of the exemptions at this part the ordinances was appropriate. Impervious Exemptions were discussed and the impact of “after date of this ordinance”. Modifications to this ordinance should not affect the date of adoption because they should be construed as a whole new ordinance. Mr. Golding will be speaking to Attorney Gallo about this for future modifications.

Expansion of impervious material beyond 20,000 square feet requires a storm water management site plan. Discussion was held about the chart on page V-39 which allows for impervious exemptions based upon parcel size and square footage. Changes to this section will be determined after DEP establishes the new standards in 2017.

Discussion was held as to the history and future of nutrient credits.

Design Exemptions beginning on V-39 through V-42 was previously discussed as being incorrectly numbered and those corrections will be made for future adoption. Exemptions are only for single family homes when water flow will not impact a neighbor adversely.

Page V-42 – provides the requirements for a Storm Water Management Site Plan. Discussion was held based upon past projects reviewed by the Planning Commission and the types of storm water management facilities installed. An explanation was provided by Mr. Golding that not only the water on the lot is accounted for but also the water that crosses the lot, based upon topography must be accounted for. The site plan must be calculated and designed with the addition of the flow onto and off of the property.

Main Point:

Every change in use requires a Storm Water Management Site Plan regardless if it is a major Plan or a minor plan. Every plan must be reviewed by ordinance to determine what aspects of the Storm Water Management Plan they are required to adhere to.

Once the changes to the SALDO are compiled it was requested they be provided to the Planning Commission for a final review.

Sidewalk Maintenance/Snow Removal-Jonestown Borough Ordinance - Tabled

Special Events (Amusement) Ordinance - Tabled

New Business

Bean Subdivision Plan

Mr. Golding has conducted an initial review of the plan. The 90 day review period has begun. Comments have been provided to the applicant's agent, no response has been received to date. The matter was tabled until corrections have been submitted.

Discussion was held as to the relevance of the One Side and Total Sides columns in the zoning district charts. This matter is to be referred to the Zoning Officer for an explanation.

Zoning Ordinance Chapter 20 § 2002.

This wording was brought to light during the submittal of an application to the Zoning Officer. Discussion was held that this wording is too inclusive. This wording would require a permit for any type of work on a property regardless if it is a maintenance activity and that would exceed the intent. A quick overview determined in the first line alone there were numerous errors. There should be a comma after the word structure and it was recommended that the words land, reconstructed and altered be considered for removal. This item will be included on the agenda for the Ordinance Workshop.

Adjournment

With no further comments or discussion, Ward Sigler moved to adjourn the meeting at 9:35 p.m. Seconded by Jeff Werner. All voted in favor; motion carried.

Respectfully Submitted,

Jennifer Harding