

Swatara Township Planning Commission
March 2, 2017

Board Members in attendance were Dick Musser, Scott McFeaters, Ward Sigler, Dean Patches and Jeff Werner. Also in attendance was township engineer, Jeff Golding.

Mr. Werner called the meeting to order at 7:30 p.m.

Minutes

Mickey Gartlan read the minutes.

Ward Sigler moved to approve the February 2nd minutes. Seconded by Dick Musser. All voted in favor; motion carried.

Mr. Werner stated that unless there were any objections the New Business item would be moved up on the agenda.

New Business

Misty Glen Properties – Charles Yourshaw, Yourshaw Engineering.

Dick Musser moved to accept the Misty Glen plans as entered for review. Seconded by Ward Sigler. All voted in favor; motion carried.

Discussion was held regarding the plans submitted. The proposed plan is to build three buildings with plantings along the edge. Two buildings will house 600,000 layering chickens and the third building will be a packing house. Both chicken houses have contained manure storage under the end of the buildings. They are designed with tunnel ventilation into the manure storage areas and then out the sides of the building into the shrubbery. This is for odor management and to also help dry the litter. Most of the litter is to be exported to New York State, through brokers. There will be three trucks accessing the chicken houses daily. These trucks do not include manure hauling. The Township has concerns about the road. Stormwater details will be shown on the plans. The basin is designed to flow into the existing waterways.

Old Business

Township Report

Supervisor Patches provided a Township Report. Mowery Road work has been completed. There was a maintenance issue on Mowery Road from the heavy rain on Saturday but the area has been repaired. Electric is to be installed in the park later this month. The Spring Fling is scheduled for April 22nd from 12 – 4 p.m.

Jeff Werner commented that he was glad Jeff Golding was in attendance to address the Misty Glen plan submission.

Ordinance Review

Chapter 27 and Chapter 18 – Tabled

Stormwater Management Ordinance – Jeff Golding

Mr. Golding is rather certain that DEP will allow the use of the SALDO as the Stormwater Ordinance since it is more restrictive than the Stormwater Ordinance requirements. It will be a matter of obtaining permission to reference the SALDO.

Ordinance Review

SALDO Review

The definition section is proposing a major expansion of terms. The existing ordinance has been cross referenced with the Tri-County ordinance and a number of omissions were found in the definition section.

Post Construction Stormwater Management. The need for a better word than 'Plan' dominated the conversation. The planning commission is seeking the appropriate terminology to provide clarity to the different types of stormwater requirements:

- When a course of action is needed

- When a sketch is needed

- When a full stormwater plan is needed.

Changes were also proposed for Page V-33: Testing every five acres, Infiltration at final grade, and improve wording for testing at infiltration basin.

Page V-40 this is the previously discussed Exemption Section which needed to be renumbered. There was also a recommendation to reduce the square footage in #6 to 7,500 sf.

Page V-42: Pull item D, relabeling it #6. Then make item D: data sheets for each test..., then renumber the remainder of that section 8-13.

Page V-47: 5.08.A. Sewage Disposal – Reference back to Codified Ordinance Chapter 18.

Page V-60: Street Lights – will need to be installed in phases when a development phase is 75% completed.

Part VIII – The fee schedule – An inquiry will be made to the Solicitor to see if this section can be set by Resolution instead of Ordinance. The Planning Commission is looking to establish the fees based on fair and responsible numbers.

The Planning Commission reviewed the Misty Glen comment letter as prepared by Mr. Golding.

Discussion was held regarding the Traffic Impact Study requirement of the SALDO, Part 5.10.L.3 based upon this section stating, "Proposed work cannot impact existing users".

DEP requirements for septic systems were discussed. This project is located in the Nitrate Area.

Discussion was also held on the Stormwater Management Plan; a Table on the front cover of the plan that Mr. Golding was unfamiliar with; the Riparian buffer area will require a dedicated easement by the natural swale due to the adjacent wetlands; Different sheets

contained different elevations need clarification; and there were technical terms in the plans needing definitions.

The remainder of this agenda and tabled items will be discussed at the Ordinance Workshop on March 22nd.

Adjournment

Mr. Sigler moved to adjourn the meeting at 9:45 p.m. Seconded by Dick Musser. All voted in favor; motion carried.

Respectfully Submitted,

Jennifer Harding
Mickey Gartlan