

Workshop
May 24, 2017

Those in attendance: Reg Daubert, Dean Patches, Colleen Gallo, Matt Sauers, Dick Musser, Jeff Werner, Ward Sigler, Jeff Golding, Charles Yourshaw, Mike Brinkash, Linford Snyder, Judy Warner, Mickey Gartlan and Jennifer Harding

Dean Patches called the workshop to order at 8:35 a.m. by requesting that the agenda be taken out of order and allow the Misty Glen Land Development Plan first.

Misty Glen Land Development Plan – Charles Yourshaw, Yourshaw Engineering and Mike Brinkash, Brinkash Engineering.

Waiver requests from the Swatara Township SALDO were submitted:

1. Section 5.07.D.3.b – All Stormwater runoff flowing over the development site shall be considered in the design.
2. Section 5.07.E.3.a – Rainfall depths used for design calculations.
3. Section 5.07.E.5.b – All pre-development calculations, unless in woodland, shall be based upon the assumption of grass or pasture cover in good hydrologic condition. Wooded areas shall utilize forest/woodland cover coefficients.
4. Section 4.02.C.5 – North arrow and graphic and written scale. The scale shall not exceed 50' to the inch. Deed reference and source of title to the land being subdivided shall be included, as shown by the County Recorder of Deeds.

Discussion was held regarding each section, in depth. Jeff Golding's comments regarding each section are below:

1. Reasonable.
2. Reasonable.
3. Reasonable because it is currently an agricultural use and the land will remain an agricultural use after development. Based on these calculations, this should not affect downstream neighbors.

Dean Patches stated that he was not opposed as long as the basin did not reduce in size and stressed that the waiver will not reduce stormwater controls.

4. No problem with this waiver request.

Supervisor Daubert moved to grant the four waiver requests as outlined in the Misty Glen Properties packet from Yourshaw Engineering, Inc. dated May 19, 2017. Seconded by Supervisor Patches. All voted in favor; motion carried.

Jeff Golding stated that the waivers must be included on the cover sheet of the plan with the approval date.

Discussion continued between Mr. Golding and Mr. Brinkash on the stormwater requirements for the gravel driveway.

The access to the area proposed for chicken houses was also discussed in length. Mr. Snyder said that he was not opposed to installing a new access off Kenbrook Road while also allowing for the installation of pull off areas along Hain Avenue. A meeting is to be scheduled with the Township and Mr. Snyder to discuss the location of the pull off areas.

Mr. Snyder requested that Hain Avenue be posted with a speed limit sign.

Jeff Golding commented that a letter from North Lebanon Township will be required regarding their approval of the access drive. The access easement will need to be shown on the plan as well as a shared driveway agreement will need to be established. Letters from the County Conservation District need to be submitted to the Township – Odor Management, Manure Management and the CAFO permit. And the bonding estimate needs to be submitted.

The stormwater percentages for impervious surfaces was discussed regarding the gravel driveway. Although there are differences in ideology, Mr. Brinkash will provide the calculations based upon the 95% as requested by Mr. Golding. Mr. Yourshaw will provide the updated calculations to Mr. Golding.

Line Painting

Supervisor Daubert moved to authorize the township staff obtain line painting quotes. Seconded by Supervisor Patches. All voted in favor; motion carried.

Mrs. Warner – 11 Mountain Drive

Mrs. Warner inquired if it was allowable to raise a steer in her back yard. The property is in a R-1 district. She was advised that her lot was not large enough for livestock in the R-1 district. She was given the option to request a hearing with the Zoning Hearing Board.

Codification

Quotes are to be obtained for review.

ATV Regulations

Matt Sauers confirmed that currently there are no regulations in place within the Township's Codification to address ATV's. Attorney Gallo stated that without regular police coverage, enforceability is the issue. This matter is to be removed from the agenda.

Speed Study

Supervisor Patches moved to authorize the road crew to perform a speed study on Hain Avenue. Seconded by Supervisor Daubert. All voted in favor; motion carried.

Storm Water – Tabled

Chapter 27, Part 14 Conditional Use

The conditional uses within the Zoning Ordinance have been reviewed by the Zoning Officer. Each section was reviewed to ensure that the references to the appropriate section are in place.

Discussion of the various day care terminology was held. Attorney Gallo and Matt Sauers will discuss options to distinguish family day care from day care facilities.

Holding Tanks – Tabled until the June Planning Commission Meeting

Commercial Recreation

Conditional Use Criteria - The Zoning Officer had presented guidelines to the planning commission and were reviewed. The planning commission will be asked for recommendations of zoning districts to allow this use. Changes to the recommendations will be made for further review.

With no further comment or discussion, the workshop adjourned at 12:00 p.m.

Respectfully Submitted,

Jennifer Harding
Mickey Gartlan