

Swatara Township Planning Commission
July 6, 2017

Board Members in attendance were Dick Musser, Dean Patches, Ward Sigler, Jeff Werner and Scott McFeaters.

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

Minutes

Mickey Gartlan read the June meeting minutes.

Dean Patches clarified the meaning of upgrade to Hain Avenue in regards to the Misty Glen Land Development Plan. The Township offered to do normal road maintenance on Hain Avenue which included to establish a needed swale and install a culvert pipe and remove some trees. These are all items the Township would normally do. The road width improvements are down from 22' to 20'.

Patches also pointed out the expense of professional staff attending meetings discussion has been looked at in the past and the most economical means was attendance at meetings.

Changes to the minutes were: change the word workshop to meeting in the April minutes paragraph. Under Commercial Recreation, 4th paragraph, line 7 change neighbor to neighborhood and the "a" in the Naming Roads a Bridges should be "and".

Jeff Werner stated the minutes were approved as corrected.

Old Business

Township Report-tabled

Misty Glen Properties Land Development Plan – Charles Yourshaw, Yourshaw Engineering. Charles Yourshaw submitted three sheets of corrections. PDF's will be emailed to Jeff Golding, Township Engineer after the meeting. Mr. Yourshaw said all corrections have been made from Jeff Golding's latest review/comments. Mr. Yourshaw said the Odor Management Plan will be received September 1st, Nutrient Management Plan on September 15th and the CAFO permit date unknown. The Planning Commission stated the approval of the land development plans are contingent on a Clean letter from Jeff Golding, appropriate bonding being obtained and the required sets of plans submitted at the upcoming Township meeting.

Matt Martin Poultry House Land Development Plan

The clean letter has been received from the Township's engineer and the wetland study has all been received from Red Barn.

Dick Musser recommended the Board of Supervisors sign the Matt Martin Land Development plans providing the bonding is in place for the July 13th Township meeting. Seconded by Ward Sigler. All voted in favor; motion carried.

New Business

Backyard Chickens

There was a discussion what zones chickens are allowed. The planning commission determined no changes to the zoning are needed.

Ward Sigler noted the Planning Commission had discussed Commercial Recreation and the current zoning. The Planning Commission determined there were no ordinance changes required.

Brian Martin Dairy Land Development Plan

The three waivers requested were reviewed:

- 1) Section 3.04 Requirement to submit a preliminary plan prior to the submission of a final plan.
- 2) Section 4.02.C.2 Requirement to provide bearings and dimensions.
- 3) Section 5.07.I.4.b.10 Requirement to provide drainage easement metes and bounds description.

Waiver 1 was acceptable. The Planning Commission needed further clarification on waiver 2 and 3 from Jeff Golding, Engineer. Questions were forwarded to Jeff Golding for clarification.

With no further comments or discussion:

Ward Sigler moved to adjourn the meeting at 9:38p.m. Seconded by Dick Musser. All voted in favor; motion carried.

Respectfully submitted,

Mickey Gartlan
Jennifer Harding