

**Swatara Township Planning Commission**  
**June 6, 2019**

The Swatara Township Planning Commission met on Thursday June 6, 2019 at 7:00 pm. In attendance were Jeff Werner, Terry Brandt, Steve Steiner and Dean Patches. Chairmen Jeff Werner called the meeting to order at 7:00 pm.

Minutes of the May meeting were approved as presented.

**New Business**

1. Michelle Jeffries, owner of Red Barn Equine Outfitters and Bobby Gearhart from Matthew and Hockley came to discuss plans for subdivision for her property. Michelle owns a farm on Mountville Drive and would like to subdivide one lot to sell. Bobby explained that they would like to ask the twp for a waiver from designing stormwater for this subdivision and delegate that responsibility to the new owner. This would avoid duplicate designs and review fees as the new owner may want a different design and size of house, driveway, etc. They are currently in contact with the NLCA to secure sewage capacity and will pursue a public sewer planning exemption. The commission is open to recommending granting the waiver provided that sewage capacity can be obtained and a driveway permit can be obtained. However, the issue of the number of lots and uses that have been allocated to the property since 1982 was discussed. The principal residence, Short Term Rental residence, Tack shop and 2 subdivided lots are currently allocated to the property. Dean will check with our zoning officer and attorney to see what uses/lots may be remaining.
2. We discussed the issue of lots and uses as mentioned in the code book. We agree that more insight is needed in understanding terms principal use, accessory use, number of lots/uses per property etc.

**Twp Report**

Dean gave an update on the Emergency services situation concerning First Aid and Safety and Life Lion.

**Old Business**

1. Parking Spaces. A business in the township is expanding and questioned the need for the large number of parking spaces that is required in our zoning ordinance. We compared 4 ordinances and found that our requirement for a retail business of 1 parking space for 50 sq ft of floor space is burdensome and unnecessary. We recommend the number be changed to 1 space for 300 sq ft of retail area plus appropriate spaces for employees. We will ask Jen if she noticed any other areas where parking space requirements are burdensome and will consider changes to those as well.

2. Vacation Rentals or commonly called STRs for Short Term Rentals were discussed. The commission recommends we allow them in the Ag, General Commercial, R1, and RF Zoning Districts. Regulating these STRs was discussed and information from Lancaster County Planning was available to review. The possibility of allowing STRs by Conditional Use was debated but we are recommending that we list the permitted use in each of the above-mentioned zoning districts and attach a list of conditions that must be met before a permit is granted. We expect that other sample ordinances will be available to review in light of the Supreme Court ruling and we initially recommend that a minimum lot size of ½ acre be implemented, off street parking for all vehicles is required and adequate sewage facilities must be addressed. Dean reported that our SEO had been asked to provide guidance for STRs that would have an on lot septic system.
  
3. Stormwater recharge facilities on housing developments were discussed. Given the last years' heavy intensified storms it is evident that in close quarters basements are being flooded by water from infiltration trenches that in essence are recycling water from outside to inside. Removal of these types of on lot facilities in housing developments would alleviate this issue. We recommend the twp consider working with our engineer to further study these designs and consider changes to the SALDO.
  
4. Related to the above issue (3) we discussed increasing the minimum lot size to 1.5 acres. This would allow more space to install infiltration facilities in more rural areas and maintain distances from wells and septic systems.

Respectfully submitted,

Dean R. Patches, acting secretary