

Swatara Township Planning Commission
July 3, 2019

Board Members in attendance were Terry Brandt, Dean Patches, Steve Steiner and Jeff Werner.

Jeff Werner called the meeting to order at 7:00 p.m.

Minutes

The minutes stand approved as corrected.

Old Business.1. Add square feet where it currently read 300' of retail space.

Old Business.2. Sixth line – remove by at the end of that line.

Old Business

Michelle Jeffries, owner of Red Barn Equine Outfitters. The deed research discussed last month has been completed and the Township's position is that there are no more uses allowed based upon the 1986 subdivision plan with that note.

Short Term Rentals

Mr. and Mrs. Herman who own 26 Wildflower Circle were on hand as were numerous property owners from Pine Ridge Village. Last months discussion of STR's not being allowed in high density residential property was discussed. Mr. Patches explained the need for the Township to adopt changes to the zoning ordinance based upon the April ruling of the Pennsylvania Supreme Court. A recent rental of the property resulted in the State Police being called because the tenants were not respecting the property line and were making use of a trampoline in a neighbor's yard. The Herman's outlined their security protocol which exceeds that of AirBnB. When the property isn't rented, they do reside at this property. The neighbors voiced their concerns particularly the late arrivals, numerous vehicles, alcohol and another neighbors statement that illicit activities were taking place in the back yard. Mrs. Jeffries, as a STR owner, provided support for the Herman's based upon her own experiences. Once the regulations are established the Township will send letters to the STR owners to let them know when the hearings will be held for adoption. Mrs. Herman provided copies of their reviews for the Planning Commission.

Lapp Conditional Use

There was a recommendation made that the requirement in the Ag zone for allowed agricultural construction up to 2,500 square feet be changed to 7,500 square feet.

Jeff Werner moved to recommend approval for the expansion of Mr. Lapp's millwright.

Seconded by Steve Steiner. Dean Patches abstained. Three voted in favor; no votes no.

Motion carried.

Ag Lot Sizes

Discussion was held to increase the minimum lot sizes allowed in Ag zones to account for the space needed for alternate septic systems and stormwater management.

Township Report

The six municipalities in discussion to seek ambulance services have all agreed to move forward and are in contract negotiations with Life Lion. Quarry Road has washed out again due to the rain. The repairs are expected to take place next week.

Discussion continued and the IPMC will be addressed at the August meeting and STR's will be the focus of the September meeting.

Adjournment

Steve Steiner moved to adjourn the meeting at 10:00 p.m. Seconded by Jeff Werner. All voted in favor; motion carried.

Respectfully Submitted,

Jennifer Harding