

**Swatara Township Planning Commission**  
**November 7, 2019**

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

Jeff Werner called the meeting to order at 7:05 p.m.

**Minutes**

The minutes were approved as read.

Marty Sowers, Light-Heigel and Associates, was present to discuss the Uniform Construction Code, Permitting and Uses.

**UCC Overview**

Discussion began with an inquiry if the need for a septic system is a good way to define a use?

Mr. Sowers explained that retail facilities with a specific square footage would require restrooms and the number of restrooms is determined by the amount of square footage.

The intent of the sliding scale for subdivision and uses in an Agricultural zone was discussed. The intent of the chart was questioned. Was the chart in place to facilitate ease in connecting sewer lines or is it to preserve farm land? A suggestion was made for a future conversation topic to not only have a minimum lot size in the Agricultural zone but also possibly consider a maximum lot size.

Uses were discussed. If a business endeavor is on a lot with other related activities but this activity can stand alone, then the business endeavor is a use. The example provided was if there is a retail facility selling cow items on your dairy farm and at some point, the owner chooses to sell the retail facility, and it meets all of the lot size and setback requirements, then that facility was and is a Use. When establishing a business, attention needs to be paid to ensure that the "use" meets all necessary setbacks and proper access. Initial planning should also note that septic and stormwater would need to be addressed when subdividing.

The statement was made that as time passes and situations change municipalities may need to evaluate whether the ordinance needs to be changed or if the district lines need to be changed to meet the needs of the community.

Permitted Uses, Special Exception and Conditional Uses were discussed as they may need to be expanded to allow for more activities.

**Accessory Structures v. Pole Buildings**

Setbacks were discussed. The definitions need to be established to delineate the different buildings and the different setback requirements.

**Adjournment**

With no further action or discussion at 10:12 p.m., Steve Steiner moved to adjourn the meeting, Seconded by Terry Brandt. All voted in favor; motion carried.

Respectfully Submitted,  
Jennifer Harding