

**Swatara Township  
Planning Commission Meeting  
Ordinance Workshop  
January 22, 2019**

Planning Commission Members in attendance were Terry Brandt, Dean Patches, Steve Steiner and Jeff Werner

The Planning Commission met in conjunction with the Ordinance Workshop as advertised.

Supervisor Kreitzer called the meeting to order 8:34 a.m. He announced the meeting would be turned over to the Planning Commission so they could Reorganize.

**Reorganization of the Planning Commission**

Jeff Werner declared all Offices Vacant and turned the meeting over to Jennifer Harding. The floor was opened for nominations.

Dean Patches moved to nominate Jeff Werner, Chairman. Seconded by Steve Steiner.

Dean Patches moved to nominate Steve Steiner, Vice-Chair. Seconded by Jeff Werner

Jeff Werner moved to nominate Terry Brandt, Secretary. Seconded by Steve Steiner

Jeff Werner moved to close nominations. Seconded by Dean Patches

All voted in favor of appointing Jeff Werner as Chairman, Steve Steiner as Vice-Chairman and Terry Brandt, Secretary. All voted in favor; motion carried.

The meeting was turned back to Jeff Werner, Chairman. With no further business before the Planning Commission, the meeting was turned over to the Board of Supervisors.

Due to scheduling conflicts, the Ordinance Workshop will be taken out of order to address items as the respective parties are available.

**Swatara Mobile Home Park – Act 14**

The Swatara Mobile Home Park's engineer has presented an Act 14 Letter for Township input. The Park's owner is proposing to eliminate the on-site sewer plant, constructing a pump station and connecting to the line in S. Lancaster Street belonging to the Northern Lebanon County Authority.

Supervisor Kreitzer moved to authorize the Township staff to complete the Act 14 Letter for the Swatara Mobile Home Park. Seconded by Supervisor Patches. All voted in favor; motion carried.

**Stream Electric Quote**

Supervisor Patches moved to accept the proposal from Stream Electric Suppliers for the next 12 months at a rate of .0589 per KWH. Seconded by Supervisor Bering. All voted in favor; motion carried.

**First Citizen Depository Designation**

The Monroe Valley Sewer Account receives deposits from the Fredericksburg Sewer and Water Authority. As a courtesy it was requested that this account remain at First Citizens.

Supervisor Kreitzer moved to designate First Citizens as the depository for the Monroe Valley Sewer Account. Seconded by Supervisor Bering. All voted in favor; motion carried.

#### Authorized signer for Bobcat Purchase

Supervisor Patches initially moved to authorize Rick Kreitzer as the signer for the Bobcat purchase. After some discussion Supervisor Patches withdrew his motion. Supervisor Patches then moved to authorize Supervisor Bering to be the signer for the Bobcat Purchase. Seconded by Supervisor Kreitzer. All voted in favor; motion carried.

#### Appointments

##### Zoning Hearing Board Vacancy

Supervisor Patches moved to appoint Tim Zimmerer to the Zoning Hearing Board. Seconded by Supervisor Kreitzer. All voted in favor; motion carried.

##### UCC Appeals Board Alternate

Supervisor Kreitzer moved to appoint Elias Adams, Jr. as the alternate member of the UCC Appeals Board. Seconded by Supervisor Bering. All voted in favor; motion carried.

#### Health Insurance for Supervisors

Richard Kreitzer and Bill Bering have both submitted letters requesting to participate in the Township's Health Insurance Plan.

Supervisor Kreitzer moved to allow all Supervisors to participate in the health plan. Seconded by Supervisor Bering. All voted in favor; motion carried.

#### Shirksville Drive Swale Right-of-Way

A drawing of the proposed right-of-way for the drainage swale on the north side of the road was provided to Atty. Gallo for an agreement to be drafted.

8:45 am – Supervisor Kreitzer was called away.

The Board invited public comments.

Clarence Michael from 2169 Quarry Road, inquired what would be involved to subdivide his 11+ acre lot.

Nate Maulfair recently acquired the 20+ acre lot east of Bunker Hill off Moore Road. He is interested in constructing a home on the site. A driveway permit will be submitted to determine if the logging road meets the requirements for a driveway.

#### Ordinance Discussion

##### USES v SUBDIVISIONS

In the Agricultural Zone the elimination of the word Use in the Sliding Scale was offered to alleviate the confusion between Uses and Subdivisions. The ordinance already requires any new use on a property meet the requirements of the zoning permit.

Supervisor Kreitzer returned at 10:20 am

#### Short Term Rentals

Supervisor Bering inquired about the draft ordinance for Short Term Rentals. Some aspects of the proposed ordinance may be too restrictive. The suggestion was made to establish a set of standards and then require a Conditional Use Hearing to address the unique aspects of a property.

Supervisor Patches moved to assess a yearly permit fee per short term rental (STR) of \$50. Seconded by Supervisor Bering. All voted in favor; motion carried.

#### Sheds v Pole Buildings

Clarification needs to be provided in Section 14 of the Zoning Ordinance to specify which sheds are allowed to be five (5) feet from a property line. Size will be the deciding factor.

#### Stormwater Basins

The question was asked if individual Stormwater Basins can be eliminated as an option in the SALDO? The recommendation would be for stormwater to be directed to communal basins.

The Grading / Small Project application and information from Thornbury Township, Chester County was reviewed and discussed. The Township will be preparing its own version of a Grading / Small Project permit application, agreement and flier to be discussed at the next Planning Commission meeting on February 6<sup>th</sup>.

#### Driveway Ordinance

The current driveway ordinance does not address commercial driveways or farm driveways used by commercial vehicles. A section addressing larger vehicles will be considered.

With no further comment or discussion, the Workshop adjourned at 11:35 a.m.

Respectfully Submitted,

Jennifer Harding