

**Swatara Township
Ordinance Workshop
March 25, 2020**

This meeting was held remotely on WEBEX with nine participants.

In attendance were Supervisor Bering, Supervisor Kreitzer and Supervisor Patches, Jeff Werner, Terry Brandt, Marlin Sowers from Light-Heigel, Attorney, Colleen Gallo and one other logging in by phone only

Supervisor Kreitzer called the meeting to order 8:34 a.m.

Ordinance Discussion

Short Term Rentals – Marty Sowers

Mr. Sowers provided a comprehensive list of Conditional Uses that are used by other municipalities. The goal of the list is to retain the residential nature of the Township and curtail potential nuisances with the hope of catching as much up front as possible. The application will be key to catching issues that may prove to be problematic in the future. A final inspection for new facilities will be required to ensure that the STR's are being built as their permit states. The inspection will be required prior to the issuance of a permit. By implementing the Conditional Uses by zoning district, it will eliminate the need to demonstrate a hardship that a variance would require. The intent is to move this process along to minimize the number of grandfathered STR's in the Township.

Floodplain Ordinance – Marty Sowers

Nothing can be exempted from permitting in the Floodplain. Section 4.04 will reflect the Floodplain Ordinance will remain in the zoning. Section 5.06 will include wording that manufactured houses will need an engineer's seal when being repaired or replaced.

STR's – Conditional Uses – Marty Sowers

Discussion was held regarding the four zoning areas where STR's will be allowed by right and the other areas will be subject to a conditional use hearing. The number of people allowed in an STR will be a requirement based upon 2 people per bedroom plus a number to be determined. This item will be added as a requirement to the list already discussed. Supervisor Bering is opposed to the previously discussed requirement of needed two acres for a STR. A compromise was reached where the acreage would be reduced to one acre being needed for a STR but the rest of the required items will need to be met. Mr. Sowers is to prepare the list of required items which will then be mirrored by the Conditional Use list for the zoning districts not allowed by right.

Mr. Sowers had questions regarding property maintenance enforcement. The Supervisors are not concerned with new property maintenance complaints. The Township is not looking to impose additional hardships during a time of austerity with the Covid-19 requirements that have closed businesses and imposing various levels of Social Distancing. If a property has had frequent violations, then NOV's will be issued.

COVID-19

Supervisor Patches moved to authorize the office remaining closed pending a declaration from the Governor that it can reopen. Seconded by Supervisor Bering. All voted in favor; motion carried.

Discussion was held regarding the zoning hearings scheduled for next week. The Zoning Hearing Board Solicitor will be contacted.

Supervisor Patches moved to appoint Hudson Hughes as an alternate to the Zoning Hearing Board with a term ending December 2022. Seconded by Supervisor Kreitzer. All voted in favor; motion carried.

The Workshop adjourned at 9:48 a.m.

Respectfully Submitted,

Jennifer Harding