

## Swatara Township Planning Commission

March 5, 2020

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

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

Mr. Werner announced the agenda would be adjusted to accommodate Mr. Hostetter.

### Verling Hostetter – Planning Discussion

Mr. Verling Hostetter and his grandson, Colton Hostetter were present to inquire if Mr. Hostetter would be able to transfer residue land (noted as Lot A on the 1992 subdivision plan) which is currently part of Mr. Hostetter's home property at 223 Mountain Drive. He would then like to add it to land he owns at 225 Mountain Drive, which is directly in front of the 223 Mountain Drive lot. The Planning Commission discussed the various possibilities for the lot. The Township will check with the Assessment Office to determine if Lot A is a separate parcel and the information will be provided to the Township's Engineer for his review to see if there is any reason the lot lines couldn't be changed.

### Minutes

The minutes were approved as corrected. The second "m" at the bottom of page 1 is to be removed.

### OLD BUSINESS

#### Permits – Stormwater

A sample application for small stormwater projects had been provided by Light-Heigel for review. Discussion included terms that may need to be added to the SALDO's definition section. The lot size discussion continued with the possibility of requiring a 40' setback from all residences for infiltration beds. The Township Engineer will be provided this information for review and consideration.

### NEW BUSINESS

#### Estevez Final Planning Module 3

The Swatara Mobile Home Park is working toward eliminating the on-lot package sewer plant they are currently using and constructing a pump house to connect the park to the NLCA sewer lines.

Terry Brandt moved to recommend the Supervisors approve the Estevez Final Planning Module 3. Seconded by Steve Steiner. All voted in favor; motion carried.

The Planning Commission discussed the accident at N. Lancaster Street and SR 22 which occurred that morning.

Dean Patches explained the compromise that was reached by the Board of Supervisors regarding Short Term Rentals (STR's). The 2-acre requirement has been reduced to 1 acre with conditions

on the number of people based upon the number of bedrooms. Marty Sowers is to provide conditions for the R2 and R4 areas should there be a lot that can meet the acreage requirement.

Discussion then turned to the STR on Grace Avenue, if it has registered with Lebanon County? The discussion then turned to the various campgrounds and if they should be classified as a short-term rental as well?

#### ADJOURNMENT

Steve Steiner moved to adjourn at 9:01 p.m. Seconded by Jeff Werner. All voted in favor; motion carried.

Respectfully Submitted,

Jennifer Harding