

Swatara Township Planning Commission
April 2, 2020

Board Members in attendance remotely through Webex were Terry Brandt, Dean Patches and Jeff Werner.

Jeff Werner called the meeting to order at 7:07 p.m.

Minutes

Mr. Werner asked those in attendance if there were any corrections to the minutes from the last meeting. With no comments, the minutes stand approved as printed.

Floodplain Ordinance

The sample Floodplain Ordinance was reviewed.

Terry Brandt moved to recommend the Floodplain Ordinance to the Supervisors for adoption. Seconded by Dean Patches. All voted in favor; motion carried.

OLD BUSINESS

Zoning Update Ordinance

Recommendations were made on the following sections:

Page 3, #4 – Retail Space: Suggested adding another 300 after the “; space per 300 square feet” in the second last line of the paragraph, making it the same for the ground floor and the upper floors.

STR’s

Page 4, #1 (line 3), recommendation to include on-lot: “, evidence that the on-lot sewer system is adequate”.

#10 The Chart

Two suggestions were made to determine the number of people allowed to overnight in the STR’s. Marty Sowers is to be contacted to provide input on the options – 1) Change the maximum number of people to be based upon the square footage of the bedrooms; 2) Change the numbers in the chart as below:

2 bedrooms	Max: 8
3	12
4	16
5	18

Dean Patches moved to recommend changing the chart to increase density. Seconded by Terry Brandt. Dean Patches and Terry Brandt voted in favor Jeff Werner abstained; motion carried.

Page 6, #6 (third line) remove and from 10A, and High-Density Residential

Page 6, #7 remove the first shall from that line.

There was discussion that wording previously removed with the last codification, should be added back into the codification that in the R1 and R2 zoning districts, low density animal husbandry is allowed on lots of at least ten acres in size.

Resolution regarding Fees and STR Requirements for Permitting.

Page 3 letters D, E, and F. Why is there a need for a copy of the Deed and Contacting the HOA? The Planning Commission was ok if they had to stay but they were very curious as to the need.

Page 4. C. #7 – Discussion about the Manifest being required but it was unlikely to be completed. They also discussed this requirement was due diligence on the part of the Township should there be an emergency situation.

A suggestion was proposed if it would be possible to change the annual permit submittal to a renewal fee with an abbreviated application consisting of the contact list and other necessary information (water test, septic pumping every 3rd year) instead of producing the deed again with the full application? This will be proposed to the Solicitor.

Dean Patches moved to pass the Resolution onto the Supervisors for adoption, although questioning letters D, E, and F pending further clarification. Seconded by Terry Brandt. Jeff Werner abstained. Dean Patches and Terry Brandt voted in favor; motion carried.

NEW BUSINESS

None

ADJOURNMENT

Dean Patches moved to adjourn the meeting at 8:27 p.m. Seconded by Terry Brandt. All voted in favor; motion carried.

Respectfully Submitted,

Jennifer Harding