

**Swatara Township Planning Commission**  
**September 3, 2020**

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

Jeff Werner called the meeting to order at 7:02 p.m.

**Minutes**

Mr. Werner asked those in attendance if there were any corrections to the minutes from the last meeting. Mr. Werner accepted the Minutes as printed.

Dean Patches announced that the Zoning Hearing Board granted both the Body Shop and the Sign requests it had heard last week.

**Public Comments**

Verling Hostetter had previously discussed his plans to subdivide with the Planning Commission and there were no issues with his project as presented. Mr. Hostetter was present to request a waiver of the requirement that plans need to be delivered to the Township eleven days prior to planning commission. The pandemic has wreaked havoc on their schedule and they would like to be able have the process completed before his grandson's birthday in November. The plan is for the subdivision of Mr. Hostetter's land with residue land being added a second lot also owned by Mr. Hostetter. There are no buildings planned and stormwater is not required.

Jeff Werner moved to accept the Verling Hostetter Subdivision plan for review.

Seconded by Steve Steiner. All voted in favor; motion carried.

**New Business**

**Wilmer Weaver Subdivision Plan – Lickdale Road**

Mr. Weaver is proposing a one lot subdivision creating a new one-acre parcel. The plans show the proposed location of a home, well, septic and rain garden.

Dean Patches moved to accept the Wilmer Weaver Subdivision Plan for review.

Seconded by Jeff Werner. All voted in favor; motion carried.

The Planning Commission reviewed the plans and the draft comment letters from Lebanon County Planning, Gannett Fleming and the Township's Zoning Officer. There was a question about Gannett Fleming's comment #14 regarding the need for recreation funds. It will be investigated but the planning commission thinks this plan does not meet the threshold that would require recreation fees. The plan shows the proposed property line in close proximity to an existing shed. The setbacks will be questioned with the Zoning Officer and the Engineer.

**Old Business**

**Linford Snyder Poultry Land Development Plan – Dead End Road**

The comment letters were reviewed. The typos on the zoning officer's letter and the County's letter were noted and the authors will be contacted for confirmation. Discussion was held regarding the three zoning districts that this parcel is comprised of. At this time the planning commission has no additional comments.

## Ordinance Discussions

### In Home Businesses

Atty. Gallo provided a revised draft Ordinance for review. The comments for the Solicitor are as follows:

#### Page 3

3. The last line ‘after September 2, 1982 (the adoption of this Part).’”

The Planning Commission noted that the word **after** is used in the existing ordinance. Their question is if the word ‘after’ should be replaced with ‘as of’?

4. Second line starting with ‘Paragraph 18, Retail stores...’:

Recommendation to change ‘service establishes’ to ‘service establishments’

Second to last line starting with ‘floor, excluding ...; ‘

‘1 space per square feet of floor area’ they are recommending it say ‘1 space per 300 square feet of floor area’

#### Page 4

5. First line removal of the first shall

The following [shall] language shall

5.(7) ‘GFI outlets’ should be ‘GFCI outlet’

#### Page 5

5.(9) The Planning Commission remembers there had been discussion regarding (No recreational vehicles, campers, buses, or other large vehicles may be parked on the short-term rental property at any time)

There were questions about reason behind the inclusion of this item. The attorney will be contacted for clarification.

5.(12)

Third line – ‘confirm’ should be ‘confirmation’

Fourth line – ‘requirements of the Part’ they felt it was vague. Should it be ‘this Part’ or some other identifier.

Seventh line – remove ‘the’ from in front of ‘certification from the Lebanon County’

5.(13)

The Local Designated Agent needs to be defined. Their thoughts were that although in the third line, “An owner who resides within the Township, or within 15 miles of the property, may designate himself/herself as the local designated agent”. It doesn’t define or state requirements for the Local Designated Agent.

#### Page 6

Remove 7. And 8. The Planning Commission has not reached the point of being comfortable with the concept of Conditional Uses without preset conditions. They will be spending more time on this in the future but do not want to hold up the rest of the ordinance.

9.A. Appears to be the merging of Accessory Structures in Townhomes and Accessory Structure clarification for section 27-1402. The additional wording will be provided to the Solicitor.

The office had received a question regarding 2169 Quarry Road and a sketch plan that is available to potential buyers. The drawing shows a shaded area and the question is what is the purpose of the shaded area. The planning commission did not know what the drawing was referencing.

#### ADJOURNMENT

Jeff Werner moved to adjourn the meeting at 9.25 p.m. Seconded by Terrance Brandt.  
All voted in favor; motion carried.

Respectfully Submitted,  
Jennifer Harding