

Swatara Township Planning Commission
January 7, 2021

Board Members in attendance were Terry Brandt, Dean Patches, Steve Steiner and Jeff Werner. Also in attendance were Bill Bering and Naomi Atkins.

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

Minutes

Mr. Werner asked that the minutes be read. With no changes or corrections. The minutes stand approved as read.

Reorganization

Mr. Werner turned the meeting over to Jennifer Harding who asked for nominations for the vacated offices.

Steve Steiner moved to nominate Jeff Werner as Chairman. Seconded by Terry Brandt. There were no other nominations and no discussion.

Dean Patches moved to nominate Steve Steiner as Vice-Chairman. Seconded by Terry Brandt.

There were no other nominations and no discussion.

Jeff Werner moved to nominate Terry Brandt as Secretary. Seconded by Dean Patches. There were no other nominations and no discussion

Jeff Werner moved to close the nominations. Seconded by Steve Steiner

Jeff Werner moved to cast a unanimous ballot for

Chairman – Jeff Werner

Vice-Chairman – Steve Steiner

Secretary – Terry Brandt

Seconded by Terry Brandt. All voted in favor; motion carried.

Due to the attendance of two residents who were attending for the ordinance discussion, the agenda was rearranged.

Ordinance Discussion

Commercial Uses in non-commercial zoning districts.

Mr. Werner is very much in favor of finding ways to expand uses in non-commercial zoning districts but understands the ways it could go wrong and that is the nature of these discussions. Mr. Bering expressed his appreciation of the Planning Commission's consideration of changes. Ms. Atkins, Chairperson of the Zoning Hearing Board, was also appreciative for the discussion to allow not only for a basis of the intent of the changes. It will also provide potential relief for those who have been coming before her Board.

The planning commission reviewed the C-1 General Commercial District as the ground work of their discussion. §27-1102. The following items will be considered for Conditional Uses. I. J. & K. are viewed as needing special consideration, and potentially different Conditional Use criteria.

- I. Indoor amusement enterprises such as arenas, bowling alleys, dance halls and other recreation or entertainment establishments.
- J. Drive-in movie theaters.
- K. Restaurant facilities of all types, including drive-in, drive-through or fast-food, tea rooms, cafes, and other places serving food or beverages, including private, membership, or social clubs and beverage distribution centers.

Other items from §27-1102 for Conditional Use consideration are:

- A. Stores for the retailing of all consumer goods not otherwise prohibited by law.
- C. Personal service shops including barber shops, beauty parlors, tailors, shoe repair, dry cleaning, laundromats.
 - This list should be updated to also include tattoo parlors, computer repair shops and nail salons
- F. Messenger, dispatch, express and courier services
- L. Printing and publishing firms
- M. Shops for contractors, plumbers, heating, painting and upholstering specialists
- O. Commercial greenhouses
- Detailing shops and Excavators also need to be included into the list of allowable uses.

Old Business

Linford Snyder Poultry Land Development Plan – Dead End Road

There have been no new submittals. The plan is waiting for the NPDES permit. The plan is set to expire on February 2, 2021. A request for an extension will be made to Red Barn.

Cannabis Allowances

At the direction of the Township's solicitor, discussion is beginning about areas where the growing, processing and selling of cannabis could be allowed.

Ordinances from other municipalities with known growing and dispensing facilities will be reviewed.

Livestock in residential districts was discussed briefly.

ADJOURNMENT

With no further comments or discussion, the meeting adjourned at 8:41 p.m.

Respectfully Submitted,

Jennifer Harding