

**Swatara Township
Ordinance Workshop
February 24, 2021**

Those in attendance were Supervisor Bering, Supervisor Kreitzer and Supervisor Patches, Terry Brandt and Jeff Werner, Marty Sowers and Nate Stephens from Light-Heigel, Attorney, Colleen Gallo and four (4) residents.

Supervisor Kreitzer called the meeting to order 8:35 a.m.

Werner Harvest Hill Farm – Katie and Sue Werner

Katie Werner provided a quick history of their small business venture into STR's which started in 2017. They added a second STR in 2019. Mrs. Werner brought to light their concerns with the pending Resolution and Ordinance.

-It was noted that AirBnB requires renters to be at least 25 years of age and they require renters to be at least 28 years of age.

Resolution Part 1.E. A short-term rental unit may be rented only to a person 21-years of age or older.

-The question was posed if long term rentals also require floor plans and site plans as posed in Resolution 1.B.1.2 & 3.

No. Supervisor Bering explained that as a starting point, the Township relied on sample ordinances to establish the basis for this ordinance. In doing so, it will be a basis that will be evaluated and modified over time.

-The section in the ordinance pertaining to metal dryer exhausts was questioned as to the intent since the sentence is a fragment.

It was explained that it is part of a larger list of conditions and criteria required for Short Term Rentals which require metal dryer exhausts per UCC Code.

-The need for annual water testing was questioned.

Annual testing is being required to bring to light any issues with the water source.

-The reason for the annual registration fee was questioned.

Supervisor Patches explained that not only is it the cost of doing business but it is being required to track changes in ownership or management of the property to ensure all contact information is kept current.

-The limits on Recreational Vehicles were questioned as a number of the renters at Harvest Hill Farm bring ATV's to access local trails or those on longer trips drive motor homes although staying at an AirBnB.

The Supervisors would be willing to authorize the inclusion of a statement in the Ordinance of "unless otherwise authorized by the BOS".

-The number of occupants relating to the number of bedrooms did not make sense to Mrs. Werner.

Mr. Patches explained that the number of occupants was a compromise between two ordinances. This is another area that the Supervisors would be willing to grant levity.

-The inclusion of a requirement for additional supplemental renter's insurance be required as it is good personal business sense.

This was discussed but was determined to be outside the Township's jurisdiction.

Sue Werner noted that this list also bright to light a shortcoming of their own since they do provide phone numbers and contact information for emergencies, they had not included the property address. That is being changed.

Supervisor Bering noted that the one-acre requirement for Short-Term Rentals was a sticking point in the discussions. This will be open for discussion moving forward should this become an issue.

John Noll – 157 Kenbrook Road

Mr. Noll is looking to potentially purchase 157 Kenbrook Road with the intent to enlarge the residence. Mr. Sowers has reviewed his plans and explained what permits he would need and whom to contact about changes to the septic system. It was noted that a variance may be required if there is intent to expand the property to the east.

Ordinance Discussion:

The Planning Commission had asked that the basics for Commercial Uses in other zoning districts, Accessory Keeping of Animals and Recreational Fires be presented for discussion. The samples were presented and discussion was held. Comments included:

Commercial Uses in Other Zoning Districts

Add computer repair and accountant to the list of personal service providers.

Accessory Keeping of Animals

Add rodents to the list of animals not allowed.

Move Birds of Prey from the not allowed to the allowed list.

Electric fences would be allowed.

80% grass coverage should be the minimum.

Include Erosion and Sedimentation measures with stormwater runoff.

Recreational Fires

Change the size of both campfires and recreational fires to 36” x 36”

Change the setbacks from 20’ from a building or combustible material and 20’ from a property line.

10:00 - Amos Lapp – Expansion

Mr. Lapp had not arrived so the meeting proceeded to the other agenda items.

Banking inquiry

FSWA is experiencing difficulties making deposits into the Monroe Valley Sewer Account as their name is not the account. FSWA primarily banks with Fulton Bank and we reached out to Fulton to see what was available. Fulton can provide an account where the Township has check writing ability and the Authority would be able to make deposits if both entities are listed on the account. The Township would be listed as primary with a second line of dba Fredericksburg Sewer and Water Authority. The Authority meets next Monday would need to also be approved by the Authority’s Board.

Supervisor Kreitzer moved to authorize the Monroe Valley Sewer Fund be moved to Fulton Bank. Seconded by Supervisor Patches. All voted in favor; motion carried.

Supervisor Patches moved to authorize Fulton Bank as a depository. Seconded by Supervisor Bering. All voted in favor; motion carried.

CDARS

CDARS investment rates were discussed.

Supervisor Patches moved to authorize the invest of \$300,000 into various term CDARS accounts not to exceed 9 months in length. Seconded by Supervisor Bering. All voted in favor; motion carried.

Paving Estimates – Kirk Artz

Mr. Artz provided paving estimates for Troy Avenue, Light Street and Cemetery Road. Asphalt costs are increasing. Troy Avenue is estimated to be \$117,000; Light Street is estimated to be \$6,000 and Cemetery Road will be approximately \$60,000. Troy Avenue as already been authorized for advertising.

Supervisor Kreitzer moved to advertise and prepare the bid packet for Cemetery Road. Seconded by Supervisor Patches. All voted in favor; motion carried.

The Township is to look into PIP Loans for future large scale paving projects.

Mr. Artz was asked what was needed more, a tractor for mowing or a new plow truck. The response was the plow truck.

Mr. Werner commented that Federal Infrastructure funds may be pending and the Township should keep of apprised of the opportunity if they become available.

Adjournment

Supervisor Bering moved to adjourn the meeting at 10:40 a.m. Seconded by Supervisor Patches. All voted in favor; motion carried.

Respectfully Submitted,

Jennifer Harding