

**Swatara Township Planning Commission**  
**May 6, 2021**

Board Members in attendance were Terry Brandt, Dean Patches and Jeff Werner. Supervisor Bering was also in attendance.

Mr. Werner notified staff that he was detained and would arrive after 7:00 p.m..

Jeff Werner called the meeting to order at 7:30 p.m.

**Minutes**

The minutes were reviewed. No changes were needed. The minutes stand approved as printed.

**Old Business**

Linford Snyder Poultry Land Development Plan – Dead End Road

The plans have been received. The bonding has not yet arrived. Red Barn has issued an extension which will expire on July 31, 2021

Gary & Patricia Marks Lot Addition Plan

Revised plans have not yet been received.

**New Business**

None

**Ordinance Discussions:**

I. Commercial Uses in non-commercial zoning districts

A. Ag Based Businesses

The recommended changes to the sample ordinance are:

Reduce the required acreage to 20 acres from 30 acres.

Ag Based Businesses shall not employ more than 10 employees and remove reference to family or non-family.

Parking must be provided for employees of the Ag Based Business at a rate of one space per employee plus 2 spaces for customers, not to exceed 12 parking spaces.

Ag Based Businesses shall not operate or be based from a building or section of a building with an area larger than 7,000 square feet.

This proposed use with the recommended changes is to be sent to the Zoning Officer and Solicitor for their review.

II. Livestock in Residential Zoning Districts

A. Accessory Keeping of Animals

The recommended changes to the sample ordinance are:

Animal Units need to be added to definitions. 1 Animal Unit = 1,000 animal pounds.

The Class designations need to be defined.

Rabbits and Guinea Pigs limited to 2, are to be allowed in all zoning districts.

Quail should be moved from a Class II to a Class I Animal.

Class III Animals – are limited to no more than 12 animals per acre of pasture ground, not to exceed 1,000 pounds of animals per acre.

This proposed use with the recommended changes is to be sent to the Zoning Officer and Solicitor for their review.

### III. Cannabis Allowances

Lebanon City's ordinance pertaining to Medical Marijuana Dispensaries and Medical Marijuana Grower / Processor was reviewed.

It was determined that the Planning Commission would recommend the following changes:

The setback from a dispensary or a grower/process could be reduced to 250 feet from a public park or playground.

All references to the Chief of Police or Mayor should be removed.

Medical Marijuana Dispensaries and Medical Marijuana Grower/Processors would be allowed in the Commercial and Industrial Zoning Districts.

This proposed use with the recommended changes is to be sent to the Zoning Officer and Solicitor for their review.

Warehouses will be discussed at the next Planning Commission meeting. Recommendations will be sought from the Solicitor and Zoning Officer.

### ADJOURNMENT

Without further comment or discussion, the meeting adjourned at 9:05 p.m.

Respectfully Submitted,

Jennifer Harding