

**Swatara Township Planning Commission**  
**September 2, 2021**

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

Jeff Werner called the meeting to order at 7:10 p.m.

**Minutes**

The minutes stand approved as printed with the removal of the first paragraph noting a resident who had stopped in prior to the meeting.

**Old Business**

**Ordinance Discussions:**

**I. Zoning Officer Recommendations**

**A. High Cube Warehouses**

Jeff Werner moved to recommend the following definition for high cube warehouses be inserted into the zoning ordinance.

“High Cube Warehouses – Very large shell buildings commonly constructed using steel framed and/or concrete tilt-up techniques with a minimum gross floor area of 200,000 feet, a minimum ceiling height of 24 feet and a minimum dock-door ratio of 1 door per 10,000 square feet.”

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

**II. Planning Commission Vacancy – Expires 2023**

Jeff Werner moved to recommend Brian Vragovich to fill the vacancy and have the Planning Commission continue as a 5-Member Board with an Alternate. Seconded by Terry Brandt. All voted in favor; motion carried.

**I. Zoning Ordinance Recommendations**

**B. Mobile Homes / Manufactured Homes**

Discussion was held regarding the best way to manage Mobile Home regulations since the R-3 area is current used. Further discussion will be held with the Zoning Officer regarding the management of this district and the regulations.

**C. Solar Arrays – Commercial / Accessory – Tabled**

**D. Dwelling Definitions – 27:17 and 27:18 – Tabled**

**New Business**

**Codified Stand-Along Ordinance Review**

The stand-alone ordinances in the Codification are being reviewed for areas where discrepancies may exist and they will be reviewed further.

**ADJOURNMENT**

With no further comment or discussion, the meeting adjourned at 9:12 p.m.

Respectfully Submitted,

Jennifer Harding