

Swatara Township Planning Commission
February 3, 2022

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

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

Reorganization

Jeff Werner turned the meeting over to Jennifer Harding. The offices were vacated. Jennifer Harding asked if there were any nominations for chairman, vice-chairman and secretary.

Dean Patches moved to keep the slate of offices the same as last year.

Jeff Werner – Chairman

Steve Steiner – Vice-Chairman

Terry Brandt – Secretary

Steve Steiner Seconded the motion.

Jeff Werner moved to close the nominations. Seconded by Brian Vragovich.

Brian Vragovich moved to request the Secretary cast the lone ballot. Seconded by Dean Patches. All voted in favor; motions carried.

Minutes

Jeff Werner asked if there were any corrections to the printed minutes. Without any corrections, the minutes stand approved as printed.

Old Business

Ordinance Discussions:

1. Zoning Officer Recommendations

A. Mobile Homes / Manufactured Homes

The differences between the different types of homes were discussed.

Mobile and Manufactured homes had been on wheels. Modular homes are stick built off site and transported to their permanent location. Discussion included the question if single and double wide homes need to be defined. Discussion to continue at the next meeting.

B. Solar Arrays – Commercial / Accessory

The existing ordinance was reviewed and determined to be inadequate. Sample ordinances will be provided at the next meeting.

C. Dwelling Definitions – 27:17 and 27:18 – Tabled

D. Small Project Stormwater Application – Square Footage

The planning commission is satisfied with their prior recommendations for square footage requiring a SPSA. The proposal will be discussed at the next Township meeting.

Discussion of stormwater exemptions extended into the need for stormwater requirements to be pulled from the SALDO and into a stand-alone ordinance.

The land development definition in Zoning will be provided to the engineer for review.

II. Codification Review

The list of items ready to be sent to the Supervisors for consideration were reviewed a final time. The list includes:

- Minimum Lot sizes in Ag Zones for new construction
- Recreational Fires
- Ag Service Providers
- Commercial Uses in Other Districts
- Accessory keeping of Animals
- Chapter 6. Lewd Materials
- Medical Marijuana – Dispensary and Grower / Processor
- High Cube Warehousing

It was determined that the minimum lot size in Ag zones should be expanded to all zoning districts to ensure lots are large enough to accommodate not only septic systems but stormwater facilities as well.

Jeff Werner moved to recommend that all lots that do not have public sewer must be at least 1 ½ acres in size, in any zoning district. Seconded by Terry Brandt. All voted in favor; motion carried.

New Business

Snyder Sewer Module

The sewer module plan differs from the Land Development plan drawings.

Jeff Werner moved to recommend conditional approval for the Linford Snyder Sewer Module pending approval by the Township's Engineer. Seconded by Dean Patches. All voted in favor; motion carried.

Office Expansion – Jeff Werner

The pros and cons of the existing Township facilities were discussed. Suggestions were made for improvements.

ADJOURNMENT

With no further comment or discussion, the meeting adjourned at 10:32 p.m.

Respectfully Submitted,

Jennifer Harding