

**Swatara Township Planning Commission**  
**April 7, 2022**

Board Members in attendance were Terry Brandt, Dean Patches, Steve Steiner, Brian Vragovich and Jeff Werner. Also in attendance were Brent Ramsey and Nathan Walker from Gannett Fleming.

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

Minutes

The minutes stand approved as corrected with the spelling of allots being changed to all lots.

Old Business

Ordinance Discussions:

1. Zoning Officer Recommendations

A. Stormwater Ordinance – Nathan Walker and Brent Ramsey

Mr. Walker presented proposed changes to the Code of Ordinances regarding stormwater. Stormwater references will be removed from Chapter 22, Subdivision and Land Development. Chapter 17, Stormwater will be revised from the 2005 DEP model ordinance to the revised 2022 version of the DEP ordinance. The sample model was discussed. A flowchart to assist illustrate the various scenarios that would and would not qualify for exemptions was discussed. It was determined that section 302.A the earth disturbance criteria should be disregarded. Also, in Sections A & B, 600 square feet should be added. The Solicitor's input will be sought to ensure legal compliance. In the flow chart, the first block should read Zoning and Building Permit Application.

B. Small Project Stormwater Application – Square Footage  
Discussed under A.

C. Mobile Homes / Manufactured Homes – Tabled

E. Dwelling Definitions – 27:17 and 27:18

New Business

Zoning Map - Tabled

Linford Snyder Layer Land Development Plan Submittal for Review

A second plan has been submitted by Red Barn. The original plan for three broiler houses, a change to Dead End Road and a subdivided lot has conditional approval and is waiting for the bonding is set to expire on April 27, 2022. The new plan sheet shows one layer house, an egg room and no other improvements. The question was asked if there can be two active plans for the same land?

Dean Patches moved to accept the plan based on the condition that the Attorney and Engineer determine that it is a legitimate plan. Seconded by Steve Steiner. Those voting

in favor were Patches, Steiner, Vragovich and Werner. Dissenting was Brandt. Motion carried.

Old Business

D. Solar Arrays – Commercial / Accessory

The East Hanover alternative energy ordinance was distributed and briefly discussed.

Proposed Ordinance comments

Accessory Keeping of Animals

Goats are listed twice under allowed animals

Should the rabbits and guinea pigs be listed as an and / or instead of just or?

Should the animal classifications be listed in the Definitions?

Ag Based Businesses should be 20 acres not areas

2.Q.7 was discussed. Regarding the parking of equipment. No changes proposed.

ADJOURNMENT

With no further comment or discussion, the meeting adjourned at 9:25 p.m.

Respectfully Submitted,

Jennifer Harding