

The Swatara Township Board of Commissioners held a Public Hearing on the UCC Ordinance Amendment on Wednesday, March 11, 2015, at 7:30PM at the Swatara Township Administration Building, 599 Eisenhower Boulevard, Swatara, PA 17111.

Members of the Board present were: Commissioners Varner, Connolly, Spandler, Chiavetta, Troxell, Milakovic, Weikle, Moyer, and Boudier. Also present: Administrator Cornell, Assistant Administrator Zimmerman, Solicitor Wion, Zoning Officer Hardman, and Assistant Secretary Echterling.

MOYER: This is the time, date and place set for the Public Hearing to review and receive public comment on a proposed Amendment to the Swatara Township Code of Ordinances relating to provisions modifying the requirements relating to the current exclusion from the application of our Uniform Construction Code to carports, detached private garages, greenhouses, and sheds which are accessory to a detached one-family dwelling and having a building area less than 1,000 square feet by making the Code applicable to those same structures when the building area is less than 400 square feet. That is one big run on sentence.

Let the record show that Notice of this hearing has been duly advertised as required by law. Also, let the record reflect that notice of this public hearing and a copy of the proposed ordinance were filed with the Department of Labor and Industry 30 days prior to this hearing as required by law. The Department has determined that the changes proposed by the Ordinance equal or exceed the requirements of the UCC, that the ordinance is in compliance with the statutory minimum requirements, and that the Township may appropriately proceed to adopt the proposed changes.

At this time, I will call on Samantha Everett, the Township Director of Code Enforcement, to briefly explain and outline the proposed Ordinance and its general contents.

EVERETT: Good evening Mr. President and members of the Board and the public. Currently under the Uniform Construction Code which we have adopted, section 403.1 under b exclusions and exemptions for what is required to have a building permit. Any carport, detached private garage, greenhouse or shed that is less than 1,000 square feet does not require a building permit. Under our new proposed ordinance, it would affect anything under 400 square feet. This would allow us to require a building permit which would in return require inspections for larger structures. It is not going to affect typical

prebuilt shed because they can be 12x20 shed that is only 240 square feet, so it won't affect them but will affect the larger detached garages and construction build sheds. Currently they require zoning permit but this will require a building permit as well.

The proposed ordinance was submitted to Labor and Industry and they approved our request. Are there any questions?

MOYER: Any questions or comments? Is there anyone from the public who wishes to make a comment in relation to this ordinance? Anyone to my right? Anyone to my left? Anyone I might have missed? Are there any Commissioners who wish to make any comments in relation to the Ordinance?

SPANDLER: Yes. To just go over what Samantha has gone over. The reason this was brought up was I brought this up to the Board's attention and Codes Committee. As Samantha said you could build a shed up to 1,000 square feet in the Township without a building permit. So we have no right to go on that property to inspect it. So technically you if you built a 1,000 square foot shed out of skids it was permissible in this Township to do so. Now we lowered that size to 400 square feet that allows our codes department to go on those properties to check and ensure the proper footers, proper roof, windows and doors on the property. Before you could, like I said, you could building anything of 1,000 foot or less, which is pretty big, so we just brought that down so we don't have sheds being built that are atrocious looking in our Township. That is all I have.

MOYER: Any other Commissioners?

I declare this Public Hearing closed and we will now reconvene the Regular Meeting of the Board of Commissioners.

*Julie A. Echterling*

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Julie Echterling, Assistant Township Secretary