

SWATARA TOWNSHIP PLANNING COMMISSION
SWATARA TOWNSHIP MUNICIPAL BUILDING
599 EISENHOWER BOULEVARD, HARRISBURG, PA 17111
Advertised Regular Monthly Public Meeting
July 7, 2020 AT 7:00 PM

AGENDA

1. Call to Order and Roll Call
2. Approval of Minutes: June 2, 2020
3. Public Comments, Including Reporting of Storm Water Management Issues
4. OLD BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:
 - a. Project 2020-02C: Land Development for Schaedler Yesco – building addition
Applicant: Schaedler Yesco Distribution
Location: 3982 Paxton Street
Plan Dated: March 27, 2020
Status: Plans submitted to the Township on March 31, 2020; submitted to the Planning Commission for review on June 2, 2020 (two meetings cancelled due to COVID-19)
BOC Action Deadline extended by Applicant: August 31, 2020.
 - b. Project 2020-03C: Minor Commercial Subdivision – modification of lot lines
Applicant: MZW Properties
Location: 7601 and 7651 Derry Street
Plan Dated: May 1, 2020
Status: Plans submitted to the Township on May 1, 2020; submitted to the Planning Commission for review on June 2, 2020
BOC Action Deadline: September 2, 2020.
5. NEW BUSINESS - SUBDIVISION AND LAND DEVELOPMENT PLANS:
 - .Sketch Plan Presentation – Shawn M. Brandt of ARM Group LLC will present a sketch plan for the possible development of a 1,580 kw solar array on the property of the Steelton School District

6. Other Planning Information Items, Issues and Discussion:

Ordinance issues:

1. A review and discussion of amending the zoning ordinance removing “warehouses” as a condition use in the General Commercial (C-G) and Highway Commercial (C-H) district
2. A review and discussion regarding definition of “Flag Lot” (tabled – on hold)
3. Per the Township Board of Commissioners at their meeting on December 4th, the Planning Commission is to review sections of the zoning ordinance and other applicable ordinances that regulate the keeping of animals and pets and come up with recommendations for possible allowances for the keeping of “emotional support” animals. (tabled – being researched)

Note: the Building & Codes Office currently issues permits for PIGEONS

a. Planners Library (information)

1. “States Won’t Wait for Disasters Anymore” APA Magazine, April 2020
2. Planners Library – “What Constitutes a Loss?” APA Mag., April 2020

7. Zoning Hearing Board Activity:

The ZHB will be holding a hearing on July 30th at 7:00 pm to hear a request for a Special Exception to operate a dog training in-home occupation at 721 North Harrisburg Street

8. Commission Member Requests and Comments

9. Communications and Announcements: **Next Meeting scheduled for Monday, August 3rd at 7:00 pm.**

10. Adjournment

**AN ORDINANCE REPEALING AND REPLACING ORDINANCE 2017-7,
MODIFYING THE CODE OF ORDINANCES OF
SWATARA TOWNSHIP, CHAPTER 295, ZONING, ARTICLE III,
USE REGULATIONS AND ARTICLE IV, ADDITIONAL REGULATIONS**

WHEREAS, the Swatara Township Board of Commissioners enacted Ordinance 2017-7, which Ordinance, the Board of Commissioners now believes, effectuates incompatible zoning uses with adjacent properties and is, therefore, ineffective for the purposes intended; and

WHEREAS, the Swatara Township Board of Commissioners has decided that the most efficacious manner to resolve this zoning inconsistency is to repeal the existing Ordinance and replace it with the Ordinance set forth below,

NOW THEREFORE, BE IT ORDAINED AND ENACTED, AND IT IS HEREBY ORDAINED AND ENACTED, by the Board of Commissioners of Swatara Township, County of Dauphin, Commonwealth of Pennsylvania, as follows, to wit:

SECTION 1. Chapter 295, “Zoning”, Article III Use Regulations is amended as follows:

§295-28.H. Use Regulations (table). Warehousing or storage as a principal use in the C-G and C-H District shall be designated with an “N” (Not Permitted use), and the “C” (Conditional use), shall be deleted.

SECTION 2. Chapter 295, “Zoning”, Article IV, Additional Requirements for Specific Uses:

§295-94.1 Warehouses or Storage. shall be deleted in its entirety.

SECTION 3. *Severability.* It is hereby declared to be the legislative intent of the Board of Commissioners of Swatara Township that if a Court of competent jurisdiction declares any

provision of this Ordinance to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of this Ordinance shall continue to be separately and fully effective. The Board of Commissioners hereby declares that would have passed this Ordinance and any section or part thereof, other than any part declared invalid if it had advanced knowledge that any part would be declared invalid.

SECTION 4. Procedural Defects and Enactment. Allegations that this Ordinance or any amendment thereof was enacted in a procedurally defective manner shall be appealed as provided pursuant to Pennsylvania law.

SECTION 5. Repealer. The pre-existing Swatara Township Zoning Ordinance, as amended, is hereby repealed only insofar as that Ordinance is clearly in direct conflict with this Ordinance.

SECTION 6. Codification. This Ordinance shall be codified in the Codified Ordinances of Swatara Township, Dauphin County, Pennsylvania, and shall amend such codification as necessary to Codify this Ordinance, including the amendment of Chapter 295, Zoning.

SECTION 7. Enactment and Effective Date. Under the authority conferred by the Pennsylvania Municipalities Planning Code, as amended, the Board of Commissioners of the Township of Swatara hereby enacts and ordains this Ordinance to become effective immediately upon its adoption.

ADOPTED this ____ day of _____, 2020.

ATTEST:

Secretary

Tom Connolly, President
Board of Commissioners of Swatara Township