



Penn Township Planning Commission
Perry County
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John Tasker Edward Chism Arthur Dalla Piazza Brian Maguire Glenn Mitchell

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The Penn Township Planning Commission (PTPC) met on January 16, 2006 at 7:00 p.m. in the Municipal Building. PTPC members present were Art Dalla Piazza, Ed Chism, and Brian Maguire. Others present were Township Secretary Helen Klinepeter (Secretary) and, Township Engineer Max Shradley (Engineer). A list of visitors attending is available in the Township Office. The meeting was recorded to aid in the preparation of the minutes. Chairman Chism called the meeting to order.

REORGANIZATION

Chairman- Upon a Maguire/Dalla Piazza motion, the PTPC voted unanimously to appoint Edward Chism as Chairman of the Planning Commission.

Vice-Chairman – Upon a Dalla Piazza/Maguire motion, the PTPC voted unanimously to appoint Arthur Dalla Piazza as Vice- Chairman of the Planning Commission.

Secretary - Upon a Chism/Dalla Piazza motion, the PTPC voted unanimously to appoint Brian Maguire as Secretary of the Planning Commission.

MINUTES – The minutes of the December 20, 2005 Planning Commission were presented. After discussion and upon a Maguire/Dalla Piazza motion, the PTPC voted unanimously to approve the December 20, 2005 PTPC minutes with typographical changes.

VISITORS - All Visitors were acknowledged.

CORRESPONDENCE

Secretary presented the PTS letters granting time extensions to Kinkora Pythian Home Land Development Plan, Warden Properties Subdivision Plan, and the Cornerstone Christian Church Land.

SUBDIVISION/LAND DEVELOPMENT PLANS

Cornerstone Christian Church Final Land Development Plan, File # 2005-07
Engineer presented his outstanding comments:

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A copy of the Perry County Conservation District approval and permit is submitted to the Township prior to final plan approval relative to the Erosion and Sedimentation Control Plan and NPDES Permit Application.

The statement of ownership shall be signed by the owner and notarized.

The dedicatory statement shall be signed and notarized.

DEP approval of the Planning Module shall be submitted to the Township.

An Updated printout of Appendix G of the Stormwater Management and PCSM Report to be submitted to the Township and Engineer for Engineer approval.

Secretary presented the DEP Sewage Planning Module for review and approval.

After discussion, and upon a Maguire/Dalla Piazza motion, the PTPC voted unanimously to recommend approval of the DEP Module for the Cornerstone Christian Church Final Development Plan.

After due consideration, and upon a Dalla Piazza/Maguire motion, the PTPC voted unanimously to recommend approval the Alternation of Requirements (AOR) for Section 304, *Final Plan* of the Township Subdivision and Land Development Ordinance.

After due consideration, and upon a proper motion, the PTPC voted unanimously to recommend approval of the Cornerstone Christian Church Final Land Development Plan, File # 2005-07, contingent upon following items being completed.

1. A copy of the Perry County Conservation District approval and permit is submitted to the Township prior to final plan approval relative to the Erosion and Sedimentation Control Plan and NPDES Permit Application.
2. The statement of ownership shall be signed by the owner and notarized.
3. The dedicatory statement shall be signed and notarized.
4. DEP approval of the Planning Module shall be submitted to the Township.
5. An Updated printout of Appendix G of the Stormwater Management and PCSM Report to be submitted to the Township and Engineer for Engineer approval.

Emma E. Smith Final Subdivision Plan, File # 2005-08 – Engineer presented his outstanding comments as follows:

Four AORs for Section 304, Final Plan, Section 309.A.11, Waiver of Contour Lines, Section 309.B.4, Waiver of an Erosion and Sedimentation Control Plan, and Section 309.A.15/401.B.1, Waiver of Dedication of a Right-of-Way.

The statement of ownership shall be signed by the owner and notarized.

The dedicatory statement shall be signed and notarized.

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After due consideration, and upon a Dalla Piazza/Maguire motion, the PTPC voted unanimously to approve of the AOR for Section 304, *Final Plan* of the Township Subdivision and Land Development Ordinance due to construction not being proposed as a result of the subdivision.

After due consideration, and upon a Dalla Piazza/Maguire motion, the PTPC voted unanimously to recommend approval of the AOR for Section 309.A.11, *Waiver of Contours* of the Township Subdivision and Land Development Ordinance due to construction not being proposed as a result of the subdivision.

After due consideration, and upon a Dalla Piazza/Maguire motion, the PTPC voted unanimously to recommend approval of the AOR for Section 309.B.4, *Erosion and Sedimentation* of the Township Subdivision and Land Development Ordinance due to construction not being proposed as a result of the subdivision.

After due consideration, and upon a Dalla Piazza/Maguire motion, the PTPC voted unanimously to recommend approval of the AOR for Section 401.B.1, *Street Widths* of the Township Subdivision and Land Development Ordinance due to the placement of an right-of-easement for Spur Road shown on the plan dated December 22, 2005 that shall be dedicated to Penn Township if and when Spur Road is ever widened.

After due consideration, and upon a Dalla Piazza/Maguire motion, the PTPC voted unanimously to recommend approval of the Emma E. Smith Final Subdivision Plan, File # 2005-08, contingent upon following items being completed.

1. The statement of ownership shall be signed by the owner and notarized.
2. The dedicatory statement shall be signed and notarized.

William Rohrer Final Subdivision Plan, File # 2006-01 Engineer reviewed his outstanding comments. A discussion commenced on whether a DEP mailer would be needed and Secretary was asked to determine if this was the case. Secretary was to inform Mr. Charlie Cook of Act One Consultants.

Note 7 was discussed and it was determined that Solicitor was to be asked if he needed to review the combined deeds for the new lots.

After discussion, and upon a Maguire/Dalla Piazza motion, the PTPC voted unanimously to table the plan for comments to be addressed.

OLD BUSINESS

Charles Stoner Zoning Map Change Request

Secretary informed the PTPC that she did send certified letters to the surrounding neighbors and Mr. Steven Smith, Mr. Larry Peters, and Mr. Ed Hoak. She

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also submitted letters received from supporters and persons against the zoning change. The Zoning Officer and the Engineer/Planners comments were in the packet for the meeting. The Engineer/Planners comments were discussed with an emphasis on the Land Use versus Future Planning as stated in the Comprehensive Plan.

The PTPC asked for comments from the audience. Mr. Don Carpenter expressed concern about the traffic on Linton Hill Road and stated that once farm land is gone, it doesn't return.

Mr. Stoner asked to speak and offered that future developments would bring in more income through the tax base that responsible planning is necessary for viability of the Township's future needs and upkeep of maintenance. Mr. Stoner offered that Mrs. Susan Smith's letter is incorrect on the amount of property owned and how many units could be placed on the property. He continued that what he is asking for is not spot zoning and that his property borders current Low Density Residential zones on two sides of this property and that the Agricultural/Rural area surrounding the third side of the property is divided into residential use. Only one side of his property borders an agricultural use.

Upon discussed of their concerns and upon a Dalla Piazza/Maguire motion, the PTPC voted unanimously to recommend to the Penn Township Board of Supervisors, in accordance with the Engineer Report, and in accordance with the zoning requirements, the request does not fully concur with the Comprehensive Plan for the area. The request would increase the residential development into the current Agricultural/Rural zone. To an extent, a more comprehensive plan for the use of that property may justify the further expansion of that zoning use. Therefore, in accordance with current planning, the PTPC recommends that this request does not go forward.

NEW BUSINESS

Sean Beaver Zoning Hearing – Secretary presented the notification of a Zoning Hearing Board for Sean Beaver. Mr. Beaver is requesting a variance for a side setback of 9 feet instead of a 5 feet required for a detached garage. After discussion, and upon a Dalla Piazza/Maguire motion, the PTPC voted unanimously to recommend denial of this variance request due to no hardship being proven and with the configuration of the lot another location could be designed.

Subdivision/Land Development (S/LD) Ordinance Amendment – Secretary invited the PTPC to attend a joint meeting to review the S/LD Ordinance proposed amendments on January 31, 2006 at 7:00 p.m.

Applicants for Appointment to the Planning Commission – Secretary presented a list of interested applicants to the PTPC. The PTPC requested the Secretary to contact all interested persons for an interview from 6:00 p.m. until 7:00 p.m. on January 31, 2006.

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Upon the completion of all business and with a Maguire/Dalla Piazza motion, the PTPC voted unanimously to adjourn the meeting at 10:20 p.m.

The PTPC interviewed Mr. Don Carpenter at the present PTPC meeting.

Respectfully Submitted;

Brian Maguire
Secretary