



**Penn Township Planning Commission**  
**Perry County**  
**100 Municipal Building Road**  
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*John Tasker Edward Chism Arthur Dalla Piazza Brian Maguire Glenn Mitchell*

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**FEBRUARY 20, 2006**

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The Penn Township Planning Commission (PTPC) met on February 20, 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.

**MINUTES** – The minutes of the January 16, 2006 Planning Commission were presented. After discussion and upon a Dalla Piazza/Maguire motion, the PTPC voted unanimously to approve the January 16, 2006 PTPC minutes with typographical changes.

**VISITORS**

**Ryan Hostetter, RR4, Box 4024** – Carl Fox represented Mr. Hostetter in regards to a sketch plan for the subdivision of the Charles Gamber Subdivision. A discussion commenced concerning the septic areas, private Right-of-Way (ROW), and the Clean and Green aspects of the property. Some zoning and septic issues were directed to the John Madden.

**Jason Snyder** – Mr. Snyder represented Dr. Swartz and reviewed the general layout of the sketch plan for the veterinary clinic. A discussion commenced on the parking spaces, driveways, and stormwater issues. Mr. Snyder thanked the PTPC for their comments.

Secretary presented the notice of Zoning Hearing for Dr. Swartz. Mr. Snyder explained that Dr. Swartz is asking for a variance of Section 1616.1, Animal Hospitals and Veterinarian Clinics Road Access of the Penn Township Zoning Ordinance and the required number of parking spaces needed. The PTPC reviewed the matter and announced that they had no comments to present to the Zoning Hearing Board.

**CORRESPONDENCE**

Secretary presented the PTS letters approving the Cornerstone Christian Church Final Land Development Plan and the Emma Smith Final Subdivision Plan.

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Secretary presented the PTS letter announcing the decision of the Charles Stoner Zoning Map Change.

**SUBDIVISION/LAND DEVELOPMENT PLANS**

**William Rohrer Final Subdivision Plan, File # 2006-01** – Engineer reviewed the outstanding comments with the following items still needing to be addressed:

Alteration of Requirements (AOR) for Sections 304, Final Plan, Section 309.A.11, Waiver of Contours, Section 309.B.4, Erosion and Sedimentation Plan, Section 406, and Stormwater Management Report

Existing buildings and tree masses need to be shown and labeled on the plan.

The track shown on the plan labeled N/F William A. & Colleen Rohrer needs to have its entire boundary shown on the plan including bearings and distances in order to be combined with Lot 1.

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

The dedicatory statement should be signed and notarized.

The tax parcel number should be referenced on the survey plat.

After due consideration, and upon a proper motion, the PTPC voted unanimously to recommend approval the Alternation of Requirements (AOR) for Section 304, Final Plan Section 309.A.11, Waiver of Contours, Section 309.B.4, Erosion and Sedimentation Plan, and Section 406, Stormwater Management Report of the Township Subdivision and Land Development Ordinance since no construction is proposed as a result of this subdivision.

After due consideration, and upon a proper motion, the PTPC voted unanimously to recommend approval of the William Rohrer Final Subdivision Plan, contingent upon the following items being completed:

1. Existing buildings and tree masses need to be shown and labeled on the plan.
2. The tract shown on the plan labeled N/F William A. & Colleen Rohrer needs to have its entire boundary shown on the plan including bearings and distances in order to be combined with Lot 1.
3. The statement of ownership shall be signed by the owner and notarized.
4. The dedicatory statement should be signed and notarized.
5. The tax parcel number should be referenced on the survey plat.

**OLD BUSINESS**

**Subdivision/Land Development Ordinance (S/LD) Revisions** – Engineer reviewed the changes to the S/LD that were discussed on January 31, 2006 and the comments provided by Mr. Donald Carpenter. After review and discussion, and upon a Dalla Piazza/Maguire motion, the PTPC voted to recommend the following changes to the amendment:

1. The definition of the Building Setback Line was revised to include “buildings and structures” to incorporate the differences between the two items.
2. The definition of Certification of Registration has been revised to indicate the Department of Environmental Protection.
3. The definition of Development has been revised to refer the reader to the definition of Land Development.
4. The definitions of DCNR and DEP have been relocated to their correct place in the list of definitions.
5. The definition of Equivalent Dwelling Unit (EDU) has been added to the definitions indicating a flow of 175 gallons per day.
6. Page III-5, Section 306.B.7 and Page III-10, Section 308.B.7 have been revised to indicate submission to the PTMA “as determined by the Penn Township Planning Commission or Board of Supervisors.
7. Page IV-2, Section 401.A.5 has been revised to provide for 3 lots on a private drive. The last paragraph has been revised to indicate the inclusion of a sample private road maintenance agreement.
8. Page V-6, Sections 506.A & B have been revised to specify the use of superpave and to require the pavement designs to conform to PennDOT requirements and for designs to be submitted to the Township for approval on arterial roads and on collector roads that do not comply with the minimums.
9. Page V-8, Section 507.A has been revised to leave the distance to existing sewer at 3,000 feet. The requirement has been changed to require extension of the sewer system for subdivisions and/or land development plans with more than 3 lots or equivalent dwelling units. A requirement has been added to require non-residential uses to install a water meter in accordance with PTMA’s Rules and Regulations.
10. Page V-8, Section 507.D has been revised to leave the distance to existing water at 3,000 feet. The requirement has been changed to require extension of the water system for subdivisions and/or land development plans with more than 3 lots or equivalent dwelling units.

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11. Page I-1, Section 102 has changed “insuring” and “insure” to “ensuring” and “ensure”.
12. Page I-2, Section 105 has been changed “or” to “nor”.
13. Page II-2, Section 202 the definition of “Authority” has been changed to “See Municipal Authority”.

### NEW BUSINESS

**2004 & 2005 PTPC Summaries** – Secretary presented the 2004 and 2005 year end PTPC summaries for review.

At this time the PTPC recessed from 10:00 to 10:25 to interview Rachel Mullen for the PTPC Board.

**PTPC Appointment** – After discussion, and upon a Dalla Piazza motion, the PTPC voted unanimously to recommend Ken Martz and Donald Carpenter with Rachel Mullen being an alternate to the Planning Commission Board.

Upon the completion of all business and with a Maguire/Dalla Piazza motion, the PTPC voted unanimously to adjourn the meeting at 10:30 p.m.

Respectfully Submitted;

Brian Maguire  
Secretary