



Penn Township Planning Commission
Perry County
100 Municipal Building Road
Duncannon, PA 17020
(717) 834-5281 Fax: (717) 834-6854
E-mail Penntownship@mindspring.com

MARCH 20, 2006

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The Penn Township Planning Commission (PTPC) met on March 20, 2006 at 7:00 p.m. in the Municipal Building. PTPC members present were Art Dalla Piazza, Ed Chism, Brian Maguire, Rachel Mullen, and Ken Martz. 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 February 20, 2006 Planning Commission were presented. After discussion and upon a Maguire/ Dalla Piazza motion, the PTPC voted unanimously to approve the February 20, 2006 PTPC minutes with typographical changes.

Chairman Chism welcomed Rachel Mullen, and Ken Martz.

VISITORS – All visitors were acknowledged.

CORRESPONDENCE

Secretary presented the PTS letter approving the William Rohrer Final Subdivision Plan.

SUBDIVISION/LAND DEVELOPMENT PLANS

Charles Gamber Final Subdivision Plan, File # 2006-02 – Mr. Carl Fox represented Mr. Gamber and explained that lots 3 and 5 are to be developed and that lot 4 is not planned for development at this time. Engineer reviewed the County, Zoning Officer, and his comments. The following items were still outstanding:

Alterations of Requirements

1. Alteration of Requirements for Section 304, Preliminary Plan Procedures, approval is outstanding.
2. The Erosion and Sedimentation Control Plan proof of approval by the Perry County Conservation District shall be submitted to the Township.

Zoning

1. The prohibitive and precautionary slope areas need to be shaded.



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2. A profile and typical cross section needs to be shown for Lot #3 due to precautionary slope requirements.

Subdivision and Land Development

1. The northwest corner of Lot #5 and the Northeast corner of Lot 3 appear to be missing a bearing and distance.
2. Alteration of Requirements for Section 309.A.11, Contour interval, approval is outstanding.
3. The statement of ownership shall be signed and notarized.
4. The dedicatory statement shall be signed and notarized.
5. The signature blocks need to be corrected to represent a Township instead of a Borough.
6. Planning Module or Non-Building Waiver approval needs to be submitted to the Township.
7. A note stating, "At no future time may Residual Lot #4 or Lot #3 use the existing twelve (12) foot private right-of-way for access."
8. A note stating, "A stream crossing permit or waiver shall be submitted to the Township prior to a driveway permit being used" needs to be added to the plan.

Mr. Martz asked if this land being in an Agricultural Security Area would affect the subdivision. After research of the matter, it was proven that an Agricultural Security Area would not affect the subdivision.

After discussion, and upon a upon Dalla Piazza/Martz motion, the PTPC voted unanimously to table this plan for surveyor to address the comments.

After discussion, and upon a Dalla Piazza/Maguire motion, the PTPC voted unanimously to recommend signature of the DEP Sewage Facilities Planning Module Application Mailer.

Warden Properties Preliminary Subdivision Plan, File # 2005-06 – Secretary presented the time extension request for 90 days. After discussion, and upon a Dalla Piazza/Maguire motion, the PTPC voted unanimously to recommend approval of the time extension request until June 28, 2006.

Kinkora Pythian Home Building Final Land Development Plan, File # 2006-05 - Secretary presented the time extension request for 90 days. After discussion, and upon a Dalla Piazza/Mullen motion, the PTPC voted unanimously to recommend approval of the time extension request until June 28, 2006.



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OLD BUSINESS

2004 & 2005 PTPC Summaries – Secretary requested to know if the Board would like to address the summaries. After discussion, and upon a Maguire/Dalla Piazza motion, the PTPC voted unanimously to table this matter for further review.

NEW BUSINESS – Secretary notified the PTPC of the March 27, 2006 meeting that the Board of Supervisors have called to discuss possible steps to take to keep the Township in control of large developments. She continued to state that there will be state and county representatives present and that the Supervisors requested the Planning Commission attend if possible.

Upon the completion of all business and with a Maguire/Dalla Piazza motion, the PTPC voted unanimously to adjourn the meeting at 8:05 p.m.

Respectfully Submitted;

Brian Maguire
Secretary