

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

DEVELOPMENTAL SUPPORT TEAM

April 3, 2006

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The Developmental Support Team (DST) met at 8:00 a.m. on April 3, 2006 in the Penn Township Municipal Building in Duncannon, Pennsylvania.

Present:	Jason Finnerty	Perry County Planning Commission
	Ronay Wolver	Marysville Planning Commission
	Max Shradley	RETTEW
	Frank Chlebnikow	RETTEW
	Brian Maguire	Penn Township Planning Commission (PTPC)
	Edward Chism	Penn Township Planning Commission
	Helen Klinepeter	Penn Township Secretary
	Philip Robbins	DCED/Governor Center for Local Governments
	Sam Auxt	Penn Township Municipal Authority
	Lucinda Novinger	Cove Mountain Preservation Group
	John Madden	Penn Township Zoning Officer

Mr. Chism opened the meeting and thanked everyone for attending. He offered that the purpose of the meeting is to insure that the Township is ready and prepared for any large development coming into the Township. Mr. Chism asked Mr. Finnerty and Mr. Robbins to offer where the Township should start and what ideas they had.

Mr. Finnerty asked if it was known if J. Nevin White property in question has changed ownership or is it under contract. Mrs. Klinepeter offered the last the Township heard the property was under contract. Mr. Robbins offered that is enough under the Municipal Planning Code (MPC) to be considered an owner of the property.

Mr. Chism offered that at the last meeting there was talk of Shippensburg University performing an analysis. Mr. Robbins offered that he has talked to a Dr. George Pomeroy and that Dr. Pomeroy is excited about the project. Mr. Robbins offered that he has a meeting with him next Thursday and that he is cautiously optimistic.

Mr. Robbins offered that the state agencies would be considered technical support and would look to the PTPC for leadership. Mr. Chism offered that this is new to the Township and offered that any suggestions would be appreciated.

Mr. Chism asked when the School District, PennDOT Sewer and Water should be brought in for consultation. Mr. Shradley offered that Buchardt Horn is working on a traffic study now and has contacted RETTEW for information. He offered that the developer has already had preliminary contact with PennDOT. Mr. Robbins offered that this was something he could help with. The Commonwealth has established key

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contacts to coordinate, so there is a counterpart in each department. Mr. Shradley offered that part of the HOP would be notification to the Township of the application and that would be the time to let PennDOT know that we have concerns. Mr. Chlebnikow asked when the Township would have input into traffic study. Mr. Maguire asked where the notification of the HOP would originate. Mr. Robbins answered that it would come from PennDOT when the developer submitted the application for an HOP. He continued that the notification would be addressed to the chairman of the governing body. Max offered that he could call PennDOT and ask for a meeting with them to find out what the scope of services is at this point in time and what the issues are.

Mr. Dalla Piazza asked when the Township would have to address the Act 537 compliance. Mr. Robbins explained that because an Act 537 Plan has a heavy land use component DEP is monitoring all applications. He offered that the Planning Commission and Board of Supervisors are signing off on planning modules as they come in. DEP is very sensitive to land use provisions. Upon a permit application DEP must address the issue that permit applications are consistent with the local zoning and planning under the MPC. Mr. Finnerty offered that now or at later date DEP could be invited to attend.

Mr. Chlebnikow asked if this is the southeast quadrant. Mr. Finnerty offered that perhaps a round table discussion with all the neighboring municipalities to find out what development is coming into the area. Mr. Finnerty will find out if there is interest from Tri-County Planning Commission.

Mr. Dalla Piazza offered that he would contact DEP on the sewer and water issues.

Mr. Chlebnikow asked when would be a good time to review the zoning ordinance. He offered that there are more encompassing criteria for open space. He asked is the current zoning the best for Penn Township at this time. Is there a need to adjust it? Mr. Shradley offered that the PTPC has not seen an open space development application. Mr. Finnerty asked if the developer has presented site constraining physical features for this property to keep this open space. Mr. Chlebnikow offered that he does not know what the issues are with the zoning ordinance.

Mr. Maguire asked if Shippensburg is projecting the build out using current zoning and open space. Mr. Robbins offered that may be beyond their capabilities but he could take that question to Dr. Pomeroy. Mr. Maguire offered that if they could do this, then that would give us an idea of what the current space could yield. Mr. Dalla

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Piazza offered that they would take into consideration geologic and environmental features. Mr. Robbins offered that he would take that information to Dr. Pomeroy.

Mr. Maguire offered that we talked about asking the developer to present a sketch map. Mr. Finnerty offered that it would be a good idea in principal. At that time we would find out what type of developer we are dealing with. Mr. Shradley offered that no one has approached them at this point and suggested that we would like to sit down and talk to them about a sketch. Mr. Madden offered that they are doing boundary surveys right now. Mr. Chism offered that he would like to be better prepared before he asked for a sketch plan.

Mr. Chism asked who decides reasonable growth. Mr. Robbins answered that ultimately the courts will decide but the Township is in control. Mr. Chism offered that the goal is not to prevent development in the Township, we just don't want ourselves in a position that we are sorry afterwards that the development went the way it did. He offered that we are trying to make the best decisions and that is the reason we are all sitting around here and just don't want to miss something or misunderstand something.

Mr. Chlebnikow asked when the open space should be reviewed. Mr. Chism offered that he would like to see some suggestions, maybe not specifics but there might be changes to the cluster or open space development at the next PTPC meeting.

Mr. Chism offered that he is interested in any information available. He also suggested that there is interest in getting the other municipalities together to talk about proposed land development. Mr. Shradley offered that if Tri-County is not interested then the Township could hold the meeting in the area. Mr. Chlebnikow suggested that a map should be placed where the locations of all developments could be mapped. Mr. Robbins asked what timeframe was desired for this meeting. The consensus of the DST was to have the meeting on April 27, 2006 at 7:00 p.m. All the municipalities planning commissions and governing board will be invited along with DEP, PennDOT and DCNR.

Upon a Dalla Piazza/Maguire motion, the DST voted unanimously to adjourn the meeting at 9:20 p.m.

Respectfully;

Brian R. Maguire
Secretary