



**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

*John Tasker*

*Edward Chism*

*Arthur Dalla Piazza*

*Brian Maguire*

*Glenn Mitchell*

**APRIL 17, 2006**

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The Penn Township Planning Commission (PTPC) met on April 17, 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 March 20, 2006 Planning Commission were presented. After discussion and upon a Maguire/Dalla Piazza motion, the PTPC voted unanimously to approve the March 20, 2006 PTPC minutes.

**VISITORS** – All Visitors were acknowledged.

**SUBDIVISION/LAND DEVELOPMENT PLANS**

**Charles Gamber Final Subdivision Plan, File # 2006-02** – Engineer reviewed the plan with the following items being outstanding.

1. An Alteration of Requirements (AOR) for Section 304, *Final Plan*, of the Township Subdivision and Land Development Ordinance is required.
2. An AOR for Section 309.A.11, *Contours* of the Township Subdivision and Land Development Ordinance due to the large size of the lots is required.
3. The certification of title and the dedicatory statement should be signed and notarized.
4. The Statement of ownership shall be signed and notarized.
5. The Planning Module shall be approved by DEP prior to the final plan approval.
6. The Erosion and Sedimentation Control Plan shall be approved by County Conservation prior to the final plan approval and the stream crossing permit shall be presented to the Township.
7. A profile of the culvert shall be placed on the plan for Lot 3 and a size of the pipe that crosses the driveway on Lot 5 shall be noted.

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

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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, *Contours* of the Township Subdivision and Land Development Ordinance due to the large size of the lots.

After due consideration, and upon a Dalla Piazza/Martz motion, the PTPC voted unanimously to recommend approval of the Charles Gamber Final Subdivision Plan, File, # 2006-02 , contingent upon following items being completed.

1. The certification of title and the dedicatory statement should be signed and notarized.
2. The Statement of ownership shall be signed and notarized.
3. The Planning Module shall be approved by DEP prior to the final plan approval.
4. The Erosion and Sedimentation Control Plan shall be approved by County Conservation prior to the final plan approval and the stream crossing permit shall be presented to the Township.
5. A profile of the culvert shall be placed on the plan for Lot 3 and a size of the pipe that cross the driveway on Lot 5 shall be noted.

**Marlene Civitella-Vining Final Subdivision Plan, File # 2006-03** – Engineer reviewed the plan with the following items being outstanding.

AORs

1. An AOR for Section 304, *Final Plan*, of the Township Subdivision and Land Development Ordinance is required.
2. An AOR for Section 309.B.4, *Erosion and Sedimentation Control Plan* of the Township Subdivision and Land Development Ordinance due to no construction being plane for this lot is required.

Zoning

1. The zoning district boundary line to be delineated for the Agricultural Rural (AR)/Forest Conservation (FC) districts.
2. The building Setback lines need to be revised to reflect the lot addition.

Subdivision/Land Development Ordinance

1. The plan needs to be entitled a “final” plan.
2. The primary control point needs to be shown.
3. The lot labeled Dallas M. & Jeannie M. Ashenfelder that is to be combined with lot 1A needs to have its associated lot line bearings and distances shown as well as existing and proposed lot area.

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4. The Planning Module or Non-Building Waiver as required needs to be approved by DEP prior to final plan approval.

County Planning Commission

1. The County Planning Commission review should have a place for the Secretary and Chairman to sign not the Planning Director. The note should read, "On this the \_\_\_\_\_ day of \_\_\_\_\_, 2006 this plan was reviewed by the Perry County Planning Commission.
2. The dash lines on the northwest corner of Lot 1A should be removed.
3. Place a north arrow on all three maps.
4. The Township Supervisors signature block should have the "by resolution of" removed and place Secretary next to the signature block.

After due consideration, and upon a Maguire/Martz motion, the PTPC voted unanimously to approve the AOR for Section 304, *Final Plan* of the Township Subdivision and Land Development Ordinance.

After due consideration, and upon a Maguire/Martz motion, the PTPC voted unanimously to recommend approval of the AOR for Section 309.B.4, *Erosion and Sedimentation Control Plan* of the Township Subdivision and Land Development Ordinance due to no construction being planned for this lot.

After due consideration, and upon a Dalla Piazza/Martz motion, the PTPC voted unanimously to recommend approval of the Marlene Civitella-Vining Final Subdivision Plan, File # 2006-03, contingent upon following items being completed.

Zoning

1. The zoning district boundary line to be delineated for the Agricultural Rural (AR)/Forest Conservation (FC) districts.
2. The building Setback lines need to be revised to reflect the lot addition.

Subdivision/Land Development Ordinance

1. The plan needs to be entitled a "final" plan.
2. The primary control point needs to be shown.
3. The lot labeled Dallas M. & Jeannie M. Ashenfelder that is to be combined with lot 1A needs to have its associated lot line bearings and distances shown as well as existing and proposed lot area.

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4. The Planning Module or Non-Building Waiver approval as needs to be approved by DEP prior to final plan approval.

County Planning Commission

1. The County Planning Commission review should have a place for the Secretary and Chairman to sign not the Planning Director. The note should read, "On this the \_\_\_\_\_ day of \_\_\_\_\_, 2006 this plan was reviewed by the Perry County Planning Commission.
2. The dash lines on the northwest corner of Lot 1A should be removed.
3. Place a north arrow on all three maps.
4. The Township Supervisors signature block should have the "by resolution of" removed and place Secretary next to the signature block.

After discussion, and upon a Maguire/Mullen motion, the PTPC voted unanimously to recommend signature of the DEP Mailer for the Marlene Civitella-Vining Final Subdivision Plan, File # 2006-03.

**OLD BUSINESS**

**2004 & 2005 PTPC Summaries** – Secretary requested to know if there were any changes. The PTPC requested another month for review.

**Developmental Support Team** – Secretary reminded the PTPC of the Developmental Support Team meeting on April 27, 2006 at 7:00 p.m.

**Subdivision/Land Development Ordinance** - Secretary presented the definition of EDU's that the Engineer and Solicitor have approved for information. She also informed the PTPC that the draft ordinance was sent to the County Planning Commission for review.

**NEW BUSINESS**

**Open Space Development** – Secretary informed the PTPC that the PTS approved the expenditure of monies for the Open Space Review. Engineer stated that he would have a draft to the PTPC before the next meeting.

Upon the completion of all business and with a Maguire/Dalla Piazza motion, the PTPC voted unanimously to adjourn the meeting at 9:30 p.m.

Respectfully Submitted;

Brian Maguire  
Secretary