



**Penn Township Planning Commission
Perry County
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The Penn Township Planning Commission (PTPC) met on May 15, 2006 at 7:00 p.m. in the Municipal Building. PTPC members present were Art Dalla Piazza, Ed Chism, Brian Maguire, 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 April 17, 2006 were tabled for further consideration.

VISITORS

Glenn Mitchell, 90 Aqueduct Road – Mr. Mitchell informed the PTPC that he is interested in building 2 chicken houses. The houses will be 200 feet in length by 63 feet wide. The chickens would be in house for 45 days and then leave. He is requesting guidance on the matter. Engineer offered that he would be governed by Section 1640 of the Zoning Ordinance. Mr. Martz asked where the location of the houses would be on the property. Mr. Mitchell informed him that the chicken houses would be on the soccer field and the fans would be behind the houses. Mr. Martz asked about access and crossing the existing farm road. Mr. Mitchell informed the PTPC that the access to the houses would be from the existing farm road. The PTPC informed Mr. Mitchell that he would need to talk to the Zoning Officer and submit a Land Development Plan.

CORRESPONDENCE

JCWP – Secretary presented a workshop available on stormwater management to take place on May 25, 2006.

PTS Letters – Secretary presented the approval letters for the Charles Gamber Final Subdivision Plan and Marlene E. Civtella-Vining Subdivision Plan.

SUBDIVISION/LAND DEVELOPMENT PLANS

Sam Krick Subdivision, File # 2006-05 – Mr. Chris Hinkle of Burget & Associates, Inc. is representing Mr. Krick. Mr. Hinkle explained that the plan is a subdivision for three residential lots. Engineer reviewed the Engineer and Zoning comments. After discussion on the comments, the following was items were still outstanding:

1. Alterations of Requirements are needed for Section 304, 309.B.4, and 406.
2. Zoning Officer comments on Article XIV, Section 1401.8.a.3 and steep slopes for the driveways.

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3. The following Engineer comments.

5. The rear of Lot # 1 appears to be encroached upon by a "gravel road" serving portions of the Herman H. & Anna E. Deimler property. If access and use of such gravel road is to be continued for the Deimler property, an easement needs to be shown on the plan.

7. The plan shall clearly indicate (by label) the appropriate type of monument present along the western most and northern most portions of the tract, specifically in the area of the centerline of Jefferson Street.

8. The plan shall be provided with responsible preparer's seal/certification.

9. The statement of ownership shall be signed and notarized.

10. A dedicatory statement shall be provided, signed and notarized by the owner.

4. The Penn Township Municipal Authority approval.

A question was made on the Erosion and Sedimentation Control Plan note on whether the note would be enough direction for enforcement. After discussion the PTPC was satisfied.

Mr. Hinkle offered that lots 1 and 3 would not have a problem with a gravity feed to the main sewer line. Lot 2 may have a problem with the slope to the main sewer line and would require a grinder pump. Mr. Krick was not content with that idea and asked for another possible solution. Mr. Hinkle showed that he placed a sewer easement on lot 3 for gravity feed to the sewer line. Engineer offered that by contour lines the gravity feed would be down 6 feet and the up 6 feet. The PTPC offered that this item would be discussed at the Municipal Authority.

After discussion, and upon a Maguire/Martz motion, the PTPC voted unanimously to table this plan for response to comments.

Glenn Mitchell Subdivision Plan, File # 2006-06 Mr. Chris Hinkle of Burget & Associates, Inc. is representing Mr. Mitchell. Mr. Hinkle explained that the plan is a subdivision for a cemetery to be associated with the new Otterbein Church. Engineer reviewed the Engineer and Zoning comments. After discussion on the comments, the following items were still outstanding:

1. Alterations of Requirements are needed for Section 304, 309.B.4, and 406.

2. Zoning Officer comments on Article XVI, Section 1612 and general note # 1 should state that the cemetery will be connected with the church.

3. The following Engineer comments.

2. The dedicated right-of-way along Route 849 should be shown as thirty (30) feet from the centerline of the road.

4. The professional surveyor's certification shall be signed and sealed.

5. The certificate of title should be signed and notarized.

6. The dedicatory statement should be added to the plan and signed and notarized.

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8. The planning module or exemption should be approved by DEP prior to final plan approval.

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

After discussion, and upon a Dalla Piazza/Maguire motion, the PTPC voted unanimously to recommend approval of the DEP request for planning waiver & non-building declaration.

Cove Mountain Animal Hospital Land Development Plan, File # 2006-07 – Mr. Jason Snyder represented Dr. Alan Swartz and informed the PTPC that this plan is a land development for an Animal Hospital located on Schoolhouse Road. Mr. Snyder waived the review of comments to save time and requested that the plan be tabled. Secretary informed the PTPC that Dr. Swartz had applied for Traffic Directional Signs.

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

OLD BUSINESS

Penn Township Planning Commission Summary Report of 2004 & 2005 – Secretary asked the status of the review of the Summary Reports. Mr. Dalla Piazza presented his comments for the 2004 Summary Report. The PTPC requested time to continue reviewing the comments.

NEW BUSINESS

Steve Stiely Conditional Use – Mr. Stiely presented his Conditional Use Application for a proposed business to stock and sell parts out of a store attached to his home and to park 4 – 8 new trailers in front of his house. Mr. Stiely offered that there would be no pass through from the house. The store would be selling horse care and trailer supplies and other animal products.

The PTPC asked Mr. Stiely to consider placing the trailers in the rear of the property and that conditional uses does not allow parking of home business products to be placed in the front of the yard. Engineer offered that this property is in the Agricultural/Rural District.

After discussion and upon a Dalla Piazza/Martz motion, the PTPC tabled this matter until the Zoning Officer could review and submit a report for the PTPC.

Open Space – Engineer and Planner Frank Chlebnikow presented the Open Space Development Review. Engineer informed the PTPC that he had given the Zoning Ordinance to Mr. Christopher Knarr and the scenario of an incoming development. Mr.

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Knarr had not seen our zoning ordinance and therefore approached the ordinance with new eyes. The following suggestions by Mr. Knarr were discussed.

1. Incorporating additional environmental overlay or wetland overlay. He also suggested a buffer zone for water ways of 50 to 100 feet.

2.a. Permitting Open Space Developments as uses by right, subject to specific criteria listed. Mr. Knarr suggested that a threshold be set for mandatory open space area and require a more realistic yield "concept" plan.

2.b. Adding specific language regarding residential area and bulk regulations.

2.c. Adding specific language requiring at least three-quarters of the lots shall be directly abutting or facing the restricted open space land across a street.

2.d. Adding specific language regarding open space designation and management standards.

2.e. Revises specific language regarding use of areas designated for open space purposes.

After discussion, the consensus of the PTPC was to review this document in more detail and discuss it at the next meeting.

Rodney DiPaolo Zoning Hearing Board – Secretary presented the Rodney DiPaolo Zoning Hearing Board request. She explained that he would like to remove the existing shed and place a proposed garage on this site at a closer side setback. After discussion and upon a Maguire/Martz motion the PTPC voted unanimously to state that there is no justification for the request and that the PTPC recommended denial of the request.

Subdivision/Land Development Ordinance – Perry County Comments – Secretary presented County Comments to the proposed amended Subdivision/Land Development. The following items were discussed and changed or amended to conform with the County Comments.

Article II: Definitions. The grammatical changes were agreed to by the PTPC.

Article III: The grammatical changes were agreed to by the PTPC.

Article IV: Section 405 for lots B.1, B.3 and B.4 should have the acronym DEP placed in the text. The consensus of the PTPC was to concur with the recommend changes.

Article V: Section 506. The words "in depth" be placed in the third line immediately after "(10) feet". The consensus of the PTPC was to concur with the recommend changes.

The recommendation of the County Planning Commission was make the changes grammatically cited and that there were two areas of concern.

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1. The County Planning Commission believes that the snow removal easement could be viewed as overly excessive. The PTPC decided that this item was to remain in the ordinance as stated.

2. The County Planning Commission believes that the changes to the private right-of-ways are relaxing the Township present requirements. The two main areas of contention are:

a. The reduction of the private right-of-ways width from fifty (50) feet to thirty (30) feet. The PTPC decided that this item was to remain in the ordinance as stated.

b. The increase in the number of lots permitted to utilize private right-of-ways from 2 lots to three lots. The PTPC decided that this item was to remain in the ordinance as stated.

After discussion, and upon a Maguire/Dalla Piazza motion, the PTPC voted unanimously to submit its comments to the Board of Supervisors with the recommendation that the ordinance be advertised for adoption.

Upon the completion of all business and with a Maguire/Dalla Piazza motion, the PTPC voted unanimously to adjourn the meeting at 11:15 p.m.

Respectfully Submitted;

Brian Maguire
Secretary