

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

MINUTES OF JUNE 19, 2006

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The Penn Township Planning Commission (PTPC) met on June 19, 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 April 17, 2006 and May 15, 2006 PTPC meeting were presented. After discussion and upon a Maguire/ Dalla Piazza motion, the PTPC voted unanimously to approve the April 17, 2006 PTPC minutes with typographical changes. Upon a Mullen/Maguire motion, the May 15, 2006 PTPC minutes were tabled for further clarification.

VISITORS

Henry Holman, 51 Holman Drive – Mr. Holman offered that Mrs. Virginia Barr, realtor for the Perry County Economic Development Corporation (PCEDC) and Edward Kennedy for the County Commissioners attended the last Board of Supervisors meeting and explained that due to some of the grant limitations there is now a difficulty in finding buyers for the Business Campus One (BCO) that are permitted. He reminded the PTPC that the County Commissioners and PCEDC had input into the zoning of the BCO in the beginning. He is requesting that the PTPC consider the request of Mrs. Barr. Mr. Holman offered that he feels that the zoning in place does not need to break down and wishes to leave some control of development in the hands of the PTPC and Board of Supervisors. He urges that the conditional uses be reviewed.

Chairman Chism turned the meeting over to Vice-Chairman Dalla Piazza being a contractor for the BCO.

Virginia Barr, Realtor for BCO – Mrs. Barr submitted a draft copy of the request of expansion of the uses permitted by right in the Mixed Use Commerce (MUC) zone. Mrs. Barr offered that she has researched other municipalities' stated purpose in an Industrial Park Limited (IPL) zone. She requested either a zoning text amendment to allow conditional use Section 1005.1 be added to the permitted uses or a zoning map change for a new zone with Section 1005.1 being the permitted uses.

She offered that there are three interested parties at this time; a district justice office, truck dispatch, and a metal fabrication office. Mr. Maguire offered that metal fabrication is a permitted use at this time. Mrs. Barr offered that the EDA grant limitation only allows a business-to-business use which therefore limits what is permitted by ordinance to about three uses.

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Engineer offered that a possible creation of new IPL zone is a consideration due to the Zoning Officer concerns regarding the other location for MUC zoning. Each use would have to be reviewed and additional conditions would have to be created. It was suggested that Mrs. Barr send the list of light industrial uses to the EDA for review as to which uses would be allowed by grant and to submit that information to the Engineer. Engineer is to draw up language for the next meeting for review.

Vice-Chairman Dalla Piazza returned the meeting to Chairman Chism.

Carl Fox – Mr. Fox represented Mr. Randy Moyer regarding to a sketch plan for three lots. Mr. Moyer would like to divide the middle lot and attach the two portions to the remaining two lots. Mr. Fox explained that all three lots are non-conforming to the new lot size of 1 ½ acre per lot. The property is located on Faculty Road nearby Lavonne Drive. The PTPC recommended that Mr. Fox talk to the Zoning Officer regarding any zoning issues in the lot sizes and if there would be a need for a Zoning Hearing Board meeting.

CORRESPONDENCE

Rhoads & Sinon – Secretary presented the letter requesting copies of minutes for information.

SUBDIVISION/LAND DEVELOPMENT PLANS

Glenn Mitchell Final Subdivision Plan, File # 2006-06 – Engineer reviewed all comments with the following items being outstanding.

1. Alternation of Requirements (AOR) for Section 304, *Final Plan*
2. AOR for Section 309.B.4, *Erosion and Sedimentation Control Plan*
3. AOR for Section 406, *Stormwater Management Plan*
4. The certification of title should be signed and notarized.
5. The dedicatory statement should be signed and notarized.
6. The professional surveyor's certification shall be signed and sealed.
7. The exemption for planning waiver shall be approved by DEP prior to the final plan approval.

After due consideration, and upon a Maguire/Mullen motion, the PTPC voted unanimously to recommend approval of the Alternation of Requirements (AOR) for Section 304, *Final Plan* of the Subdivision and Land Development Ordinance.

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After due consideration, and upon a Dalla Pizza/Maguire motion, the PTPC voted unanimously to recommend approval of the AOR for Section 309.B.4, *Erosion and Sedimentation Control Plan* of the Subdivision and Land Development Ordinance due to plan proposing minimal earthmoving activities.

After due consideration, and upon a Maguire/Mullen motion, the PTPC voted unanimously to recommend approval of the AOR for Section 406, *Stormwater Management Plan* of the Subdivision and Land Development Ordinance due to plan proposing minimal earthmoving activities and with little change to the existing flow of surface waters.

After due consideration, and upon a Dalla Piazza/Martz motion, the PTPC voted unanimously to recommend approval of the Glenn Mitchell Final Subdivision Plan, File # 2006-06, contingent upon following items being completed.

1. The certification of title should be signed and notarized.
2. The dedicatory statement should be signed and notarized.
3. The professional surveyor's certification shall be signed and sealed.
4. The exemption for planning waiver shall be approved by DEP prior to the final plan approval.

Sam Krick Final Subdivision Plan, File # 2006-05 - Engineer viewed all comments with the following items being outstanding.

1. Alternation of Requirements (AOR) for Section 304, *Final Plan*
2. AOR for Section 309.B.4, *Erosion and Sedimentation Control Plan*
3. AOR for Section 406, *Stormwater Management Plan*
4. The certification of title should be signed and notarized.
5. The dedicatory statement should be signed and notarized.
6. The professional surveyor's certification shall be signed and sealed.
7. PTMA certification of capacity (DEP Mailer) be submitted to the Township.

After due consideration, and upon a Dalla Pizza/Maguire motion, the PTPC voted unanimously to table the plan upon applicant request so that the outstanding engineer comments may be addressed.

Cove Mountain Animal Hospital Land Development Plan, File # 2006-04 – Mr. Jason Snyder represented Dr. Swartz. Engineer reviewed all the comments with the following items being outstanding:

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1. Alternation of Requirements (AOR) for Section 304, *Final Plan* of the Subdivision and Land Development Ordinance
2. Perry County Conservation District approval shall be presented to the Township prior to final approval.
3. The Penn Township Sewage Enforcement Officer shall review the need for changes to the existing on-lot system due to the change in use.

Stormwater Ordinance (The following items to be approved by the Engineer.)

1. The coefficient for the "quarry area" should be .70 instead of .092.
2. The post development 5-year discharge shall be less than the pre-development 2-year discharge. Provide revised calculations and facilities as needed
3. Verify that the downstream culverts are adequate to handle the increased runoff from the site without encroaching on the roadway.

Zoning Comments

1. The Zoning Officer confirms that all comments are addressed.

The location of the handicap parking was discussed with the position to be moved.

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

After due consideration, and upon a Dalla Pizza/Maguire motion, the PTPC voted unanimously to recommend approval of the Cove Mountain Animal Hospital Final Land Development Plan, File # 2006-04, contingent upon the following items being completed prior to submittal to the Board of Supervisors.

Subdivision/Land Development Ordinance

1. Perry County Conservation District approval shall be presented to the Township prior to final approval.
2. The Penn Township Sewage Enforcement Officer shall review the need for changes to the existing on-lot system due to the change in use.

Stormwater Ordinance (The following items to be approved by the Township Engineer.)

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1. The coefficient for the "quarry area" should be .70 instead of .092.
2. The post development 5 year discharge shall be less than the pre-development 2 year discharge. Provide revised calculations and facilities as needed
3. Verify that the downstream culverts are adequate to handle the increased runoff from the site without encroaching on the roadway.

After discussion and upon a Dalla Pizza/Maguire the PTPC voted unanimously to recommend approval of the Cove Mountain Animal Hospital Final Land Development Plan, File # 2006-04, contingent upon following items being completed:

Subdivision/Land Development Ordinance

1. The necessary stormwater facilities should be shown on the plan.
2. The handicap parking spaces to be relocated.

County Comments

1. The landowner shall certify the title of the property.
2. The dedicatory statement should be placed on the plat.
3. The Planning Module shall be approved by DEP prior to the final plan approval.

Warden Properties Subdivision Plan, File # 2005-06 – Secretary presented the 90-day time extension request. She noted that the new expiration date would be September 27, 2006. After discussion, and upon a Maguire/Mullen motion, the PTPC voted unanimously to recommend a 90-day time extension to the Warden Properties Subdivision Plan, File # 2005-06.

Kinkora Pythian Home Land Development Plan, File # 2005-05 - Secretary presented the 90-day time extension request. She noted that the new expiration date would be September 27, 2006. After discussion, and upon a Dalla Pizza/Maguire motion, the PTPC voted unanimously to recommend a 90-day time extension to the Kinkora Pythian Home Land Development Plan, File # 2005-05.

Lisa Laird Subdivision Plan, File # 2006-07 – Engineer reviewed all the comments. Mr. Charlie Cook of Act One Consultants requested that this plan be tabled for the comments to be addressed. Mr. Cook asked if a cul-de-sac of eighty (80) feet would be required. The consensus of the PTPC was that yes the cul-de-sac would be required.

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OLD BUSINESS

2004 & 2005 PTPC Summaries – Secretary requested the status of the Summaries. Upon a Maguire/Dalla Piazza motion, the PTPC voted unanimously to table this matter for review.

Open Space – Upon a Maguire/Dalla Piazza motion the PTPC voted unanimously to table this matter due to the lateness of the hour.

Steve Stiely Conditional Use - Secretary informed the PTPC that Mr. Stiely withdrew his Conditional Use request.

NEW BUSINESS

Richard Ramsey Zoning Hearing Board – Secretary presented the Zoning Hearing Board request for review. After discussion, the consensus of the PTPC was to recommend caution on this variance request. The areas of concern for this variance request are the following;

1. The request is part of a selling strategy.
2. If the land is cleared for pasture, runoff concerns for steep slopes and the erosion of banks.
3. What material might be in the runoff water? (i.e., manure)

David Trein Zoning Hearing Board – Secretary presented the Zoning Hearing Board request for review. The PTPC had no comment on this variance request.

Upon the completion of all business and with a Mullen/Martz motion, the PTPC voted unanimously to adjourn the meeting at 11:55 p.m.

Respectfully Submitted,

Brian R. Maguire
Secretary