



Penn Township Planning Commission
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MINUTES OF JULY 12, 2006

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The Penn Township Planning Commission (PTPC) met on July 12, 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). 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.

Mr. Chism started with an overview of the purpose of the meeting. He started in the Zoning Ordinance with Section 1641.

Section 1641.2.a. – Areas Permitted – A discussion on why Zone R2 – High Residential is not mentioned. It was decided to ask the Engineer why R2 is not listed. The term “permitted” was discussed in connection with conditional uses. A conditional use is not a permit by right use. It was felt that this was contradictory.

Section 1641.2.c (4) – Community on-lot sewage disposal system – A discussion on the difference of individual or community on-lot sewage disposal. The question of where a community on-lot sewage disposal for single family homes in open space development would be placed, due to acreage not facilitating the placement of individual on-lot sewage systems for each residence. The discussion continued on whether sewage systems could be in the open space acreage. Along with this is whether the open space would be considered general open space or restricted open space.

Section 1641.3.a (1) & (2) – Permitted uses within FC, AR and R1 Districts – A discussion on what is permitted in the FC, AR and R1 Districts. It was noted that permitted uses in Open Space for these districts are more restrictive than non Open Space Development.

Common Open Space vs. Restricted Open Space – A discussion on the difference between common open space and restricted open space. A check of the definitions showed that the difference is confusing. It was decided to have the Engineer clarify the difference between the terms.

Section 1641.4.a – Minimum Restricted Open Space – It was discussed on what the minimum restricted open space should be. Along with the discussion on common vs. restricted open space, it was the consensus of the PTPC to table the discussion on this matter until a clarification of the definitions comes back from the Engineer.

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Section 1641.4.b – Permitted Density Calculation – A discussion on what is base zoning and how base zoning would be figured out. Along with this discussion was the possibility of a dual zone on a property, what zone would be in the density calculation. The question of how to calculate in dual zones, where the construction is located, would be placed before the Engineer.

Section 1641.4.c (1) – Residential Area and Bulk Regulations – A discussion on the distance between buildings. The PTPC was satisfied with this provision.

Section 1641.4.c (3), (4), (6), & (12) – Minimum setback of principal building from the right-of-way - A discussion on distance of the front setback of 10 feet is enough of a setback. After discussion, it is the consensus of the PTPC that this was enough of setback for open space development. The PTPC asked that the Engineer be asked where section 1642.4.c. (5) is?

Section 1641.6.a (2) – A discussion of how much of the lands with steep slopes, flood plains, or wetlands can be in the open space. The consensus of the PTPC was to ask for clarification from the Engineer.

Section 1641.6.a (4) - A discussion of how much of the common open space could be used for stormwater, sewage, and water facilities. The consensus of the PTPC was to ask for clarification from the Engineer.

Ms. Mullen suggested talking about further overlays at a later date.

After discussion the following questions were to be sent to the Engineer for clarification at the next meeting.

1. Why is High Residential (R2) zone not in the Open Space section?
2. In Section 1641.2.A the word “permitted” is contradictory to the Conditional Use of Open Space. Why?
3. What is the difference between individual or community On-lot Sewage Disposal system?
4. What is base zoning? If dual zones on one track of land, what is the base zone? Do we need a definition?
5. How do you calculate the yield plan in dual zones?
6. Where is Section 1642.4.c (4)?

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7. Please explain Section 1641.6.a (2)
8. Please explain Section 1641.6 a (4).

Upon the completion of all business and with a Martz/Mullen motion, the PTPC voted unanimously to adjourn the meeting at 10:00 p.m.

Respectfully Submitted;

Brian R. Maguire
Secretary