

Penn Township Planning Commission
Perry County
100 Municipal Building Road
Duncannon, PA 17020
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MINUTES OF SEPTEMBER 18, 2006

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The Penn Township Planning Commission (PTPC) met on September 18, 2006 at 6:00 p.m. in the Municipal Building. PTPC members present were Brian Maguire, Art Dalla Piazza, Rachel Mullen, and Ken Martz. Others present were Township Secretary Helen Klinepeter (Secretary) Township Engineer Max Shradley (Engineer), and Christopher Knarr. A list of visitors attending is available in Township Office. The meeting was recorded to aid in the preparation of the minutes. Vice-Chairman Dalla Piazza called the meeting to order.

The meeting was opened with the announcement that the PTPC would review the Section 1641, Open Space Development, of the Zoning Ordinance from 6:00 p.m. until 7:00 p.m. and perhaps return to reviewing of the Open Space after regular business.

OPEN SPACE DEVELOPMENT – Mr. Knarr presented the Open Space language and asked if the PTPC wanted to talk about outstanding items. Mr. Dalla Piazza offered that he would like to start with the outstanding items. Mr. Knarr offered that we talked about minimum lot size. He offered that if there were no minimum lots size, the developer would still be required to meet setbacks and the PTPC would know that no more development could be done on the tract. He continued that if there is public sewer and water, there really isn't any reason to set a minimum lot size. Mr. Knarr offered that the number of flag lots is limited in the current zoning. He offered in open space the intent of flag lots is to design around open space areas.

Mr. Knarr reminded the PTPC that Open Space Development is always a conditional use.

2. f (1) Yield Plan – The section explains the requirements of a yield plan and where the developer would show all the important features. This section will also show the calculation example.

2. f (3)Open Space Development Concept Plan - This section explains the permitted uses in the different zoning districts.

2. f. (3) b Minimum Required Open Space – This section shows the required minimum standards for the different zoning districts. Mr. Knarr asked the PTPC if the percentage is the gross or net acreage. **The consensus of the PTPC is to use net acreage.**

2. f (3) c (10) Pan handle lots – This section states that all panhandle lots would apply to section 1649.2, 3, and 5. The PTPC discussed the number of panhandle lots and the

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lot size that would be permitted in an open space. There was discussion on how the lots could be identified as a private right-of-way, a shared driveway or a single driveway. **After discussion the consensus of the PTPC is to insert wording stating that if there are more than two lots, the lots would have a joint driveway or private right-of-way.**

Vice-Chairman offered that he wanted to review each section of the proposed language from the beginning using the draft dated September 18, 2006.

Page 39, Section d – Sensitive Area Disturbance – Vice-Chairman asked if this section should also include surface water features in the overlay. Mr. Knarr explained that all sensitive areas would have to be on the natural features overlay.

Page 40, Section (1) (a) 1.a. – Vice-Chairman offered that the wording “land under high-tension electrical transmission lines (69kV or greater)” should also be placed under page 44, Section 3 and page 45, Section 9. Mr. Knarr offered that this language would be under utilities. Vice-Chairman offered that cell towers should also be added. He continued that the word “dump” should be changed to “disposal areas” on page 44, Section 9.

Page 44, Section 3 - The wordage for ponds should be changed to surface water bodies. After discussion, the PTPC wished to add “springs and intermitted drainage area to this section.

Page 44, Section 4 – The discussion on the caliber of trees commenced. Vice-Chairman offered that at another place in the ordinance this was diameter of trees, he suggested that the wordage be similar.

Page 45, Section 14 - Vice-Chairman offered that perhaps the wordage “Other significant features that may affect land use” could be added.

Page 53, Section (e) 4 – Vice-Chairman offered that the parenthesis should be moved to include “excluding Intensive Animal Operations and/or not including associated residential dwellings”.

The PTPC discussed the difference between condominiums and apartments.

At 7:00 p.m. Vice-Chairman opened the regular meeting.

Visitors - All visitors were acknowledged.

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MINUTES – Secretary presented the minutes of June 19 and July 17, 2006. After discussion and upon a Maguire/Dalla Piazza motion, the PTPC voted unanimously to table the minutes for further review.

CORRESPONDENCE – Secretary presented the PTS letter approving the Sam Krick Time Extension; PTS letter concerning the decision on the Municipal Curative Amendment, and the Perry County Planning Commission Zoning Administration Course

SUBDIVISION AND LAND DEVELOPMENT PLAN (SALDO)

Warden Final Subdivision Plan, File # 2005-06 - Secretary presented the time extension request for ninety-one days (December 27, 2006). After due consideration, and upon a Maguire/Martz motion, the PTPC voted unanimously to recommend approval of the Time Extension for ninety-one days for the purpose of acting upon and/or reviewing the Warden Final Subdivision Plan, File # 2005-06.

Kinkora Pythian Home Building Expansion Land Development Plan - Secretary presented the letter of withdrawal for the Kinkora Pythian Home Building Expansion Land Development Plan. After discussion and upon Maguire/Mullen motion, the PTPC voted unanimously to recommend the Kinkora Pythian Home Building Expansion Land Development Plan be denied because the outstanding items have not been addressed.

Rhoads & Sinon's Zoning Ordinance Amendment Request – Secretary presented the letter from the PTS referring the proposed text change to the zoning ordinance to the Planning Commission for review. The Vice-Chairman explained that the PTS on August 30, 2006 initiated a curative amendment to review and consider Open Space Development and Planned Residential Development (PRD) changes and/or additions to the zoning ordinance. Mr. Paul Bruder clarified that they had presented a text change request to the zoning ordinance for PRDs to be included. Vice-Chairman explained that during the process of any text change, no matter where the change originated the policy is to ask our Engineer to submit wordage that other surrounding municipalities use. Mr. Bruder asked if the PTPC would like a presentation on their wordage. Vice-Chairman stated that they were welcomed to do a presentation.

Mr. David Meisken, Windsor LLC, explained that he is a principal officer in the project Penn 1155 LLC, which is known locally as the J. Nevin White property. He offered that a PRD allows cluster housing which also allows for more open space areas. The zoning for the area in question is Low Density Residential (R1), High Density Residential (R2), and Forest Conservation (FC). He continued that his company tries

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to preserve as much open space as possible on the properties that are developed. That open space can then be donated, dedicated, given to some entity that would be steward for the property. The entity could be a homeowners association, municipality, the developer and a third party nature conservancy. He offered that of the 1155 acres of the property, 908 acres would be preserved with no development rights. Mr. Meisken explained about the stormwater, sewer, water plants, and possible infrastructure improvements. He continued with the possible taxes this could generate.

Mr. Meisken offered that with the PRD there is a three level approval process. The first level would be a tentative approval of the concept (sketch) plan. After this tentative approval a preliminary plan would be submitted. The final level would be the final plan submission.

Vice-Chairman offered that the Municipal Planning Code (MPC) is geared toward an overlay for the PRD. He asked if Mr. Meisken is suggesting a PRD zone. Mr. Meisken offered that the PTPC would have to make that call.

Vice Chairman asked if in the PRD process the public would have a chance to comment. Mr. Meisken offered that they would welcome public comment in all phases. Mr. Meisken explained that any specific questions and concerns would be discussed mostly during the sketch and preliminary plans. Mr. Meisken requested that the PTPC review the PRD language that has been presented.

After discussion and upon Maguire/Martz motion, the PTPC voted unanimously to recommend that the zoning ordinance amendment request from Rhoads and Sinon dated August 28, 2006 not be considered for amendment because PRDs will be considered as part of the Curative Amendment.

The PTPC voted unanimously to meet on October 2, 2006 at 6:30 p.m. to review the Open Space requirements.

OLD BUSINESS

Building Campus One Zoning Request - After discussion and upon a Maguire/Martz motion, the PTPC voted unanimously to table this matter.

2004 & 2005 PTPC Summaries - After discussion and upon a Maguire/Martz motion, the PTPC voted unanimously to table this matter.

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After discussion and upon a Maguire/Mullen motion, the PTPC voted unanimously to adjourn the meeting at 9:50 p.m.

Respectfully Submitted;

Brian R. Maguire
Secretary