

Penn Township Planning Commission
Perry County
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MINUTES OF OCTOBER 2, 2006

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The Penn Township Planning Commission (PTPC) met on October 2, 2006 at 6:30 p.m. in the Municipal Building. PTPC members present were Edward Chism, 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 the Township Office. The meeting was recorded to aid in the preparation of the minutes. Chairman Chism called the meeting to order.

Chairman Chism opened the meeting with the announcement that the PTPC would review the Section 1641, Open Space Development, of the Zoning Ordinance

Visitors - All visitors were acknowledged.

OPEN SPACE - The PTPC discussed the Open Space wordage from the draft dated September 18, 2006 with the following items being changed.

Page 38 – 1.e - The word “promoting” be changed to “accommodating”.

Page 38 – 2 – The word “eligibility” to be changed to “applicability”.

Page 38 – 2.c – The wordage “yield plan” to be capitalized

Page 39 – 2.e – The wordage “Penn Township Sewage Facilities (Act 537)” is to be added.

Page 40 – 2.f (1) (a) 1 – The wordage “To determine the maximum residential density, maximum number of dwelling units, or the maximum number of building lots... to be changed to “To determine the maximum number of dwelling units...” The consensus of this change was to be uniform in language.

Page 41 – 2.f (1) (a) 2 - The wordage “number of homes” to be changed to “dwelling units” to be uniform in language. The following sentence to be amended to read, “If all lots identified for the sample meet such **individual** on sewage disposal ...” The language “For purpose of determining the number of lots to be tested, any fractional reminder shall be rounded up to the next highest whole number.” shall be added.

Page 43 – 2.f (1) (a) 3 – The wordage “the maximum density or maximum number of dwelling unit...” to be changed to “the maximum number of dwelling units...”

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Page 43 – 2.f (2)(b) 1 – This paragraph is to be changed with wordage that the aerial photograph is to be within the last 5 years and updated to show the current features.

Page 43 – example I – The word “Third” should be “Fourth”.

Page 44 – 2.f (2) (b) 3 - The wordage “ponds” changed to “surface water”.

Page 45 – 2.f (2)(b) 14 – The wordage for “significant natural areas of species listed as endangered, threatened, or of special concern, as well as important natural features identified in the Comprehensive Plan” should be added.

Page 45 – 2.f (2) (b) 15 – The wordage for “Other significant features that may affect land use and development of the property” should be added.

Page 45 – 2.f (3) (1) (f) – List the proper sections and sub-sections for the reference.

Page 46 – 2.f (3) (2) (e) – List the proper sections and sub-sections for the reference.

Page 47 – 2.f (3) a.c. (6) – Remove this paragraph.

Page 47 – 2.f (3) a.c. (13) – Remove this paragraph.

Page 47 – 2.f (3) a.c. (16) – The wordage “successive” should be “successor”.

Page 47 – 2.f (3) a.c. (19) – There is some confusion on “Section 4 above”. Engineer will review and fix.

Page 50 – 2.f (3) d. – The wordage for the first sentence “Historic resources...” shall be changed to include structures, ruins, sites, road or other transport path or trails.

Page 51 - 2.f (3) e (1) (a) (3) - Add the word “Pennsylvania”.

Page 51 - 2.f (3) e (1) (a) (7) - Change the word “past” to “nature”.

Page 52 - 2.f (3) e (1) (c) - Delete the word “where”.

Page 53 - 2.f (3) e (1) (d) - The consensus of the PTPC was to put additional language stating “subject to any additional provisions.”

Page 53 - 2.f (3) e (1) (e) 4 – The consensus of the PTPC was to have the Engineer clarify the paragraph.

Page 54 - 2.f (3) e (1) (e) 7 – Change the word “highway” to “roadway”.

Page 54 - 2.f (3) e (1) (e) 8 – Change the wordage “greenway” to “open space” and to add at the end of the paragraph “for each field use”.

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After discussion, the consensus of the PTPC is to have Engineer make the changes and get the changes to the Secretary by October 12, 2006.

NATURAL FEATURES OVERLAY DISTRICTS - The PTPC discussed the Natural Features Overlay wordage with the following items being changed.

Section 1.2 –2 - Change regrading to regarding.

Section 1.2 – D.5 – The wordage for the permitted use is to be changed from “and” to “and/or”.

The consensus of the PTPC was to review the language for the next meeting.

PLANNED RESIDENTIAL DEVELOPMENT (PRD) - The PTPC discussed the overall consideration of the PRD. Engineer informed the PTPC that the PTS suggested to have interested parties of the community informed of the meeting dates for their input into a proposed PRD ordinance. After discussion, the consensus of the PTPC was to notify the interested parties of the community regarding the meeting dates.

After discussion, the consensus of the PTPC was to meeting on October 16, 2006 at 6:30 for the regular meeting and to discuss PRD at 7:30 p.m. The PTPC also had a consensus to meet on November 6, 2006 at 6:30 p.m. for review of the Natural Features Overlay.

After discussion and upon a Maguire/Martz motion, the PTPC voted unanimously to adjourn the meeting at 10:15 p.m.

Respectfully Submitted;

Brian R. Maguire
Secretary