

Penn Township Planning Commission
Perry County
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FEBRUARY 19, 2007

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The Penn Township Planning Commission (PTPC) met on February 19, 2007 at 7:00 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) and, Township Engineer Max Shradley (Engineer). A list of visitors attending is available in Township Office. The meeting was recorded to aid in the preparation of the minutes. Chairman Chism called the meeting to order.

VISITORS – All visitors were acknowledged.

MINUTES – The minutes of the April 3, August 21 and August 28, 2006 Planning Commission were presented. After discussion and upon a Maguire/Dalla Piazza motion, the PTPC voted unanimously to approve the April 3, 2006 PTPC minutes as amended. After discussion and upon a Maguire/Martz Piazza motion, the PTPC voted unanimously to approve the August 21, 2006 PTPC minutes as amended. After discussion and upon a Mullen/Dalla Piazza motion, the PTPC voted unanimously to table the August 28, 2006 PTPC minutes.

CORRESPONDENCE – Secretary presented the following correspondence to the PTPC.

1. PTS letter approving the Samuel Krick Subdivision Plan.
2. PTS letter approving The Preserve at Mountainside – West Preliminary Subdivision and Land Development Plan Time Extension until April 28, 2007
3. PTS letter approving The Preserve at Mountainside – East Preliminary Subdivision and Land Development Plan Time Extension until 28, 2007.
4. PSATS Training Offer of “Duties of a Planning Commission.”

SUBDIVISION/LAND DEVELOPMENT PLANS

Duncannon EMS (EMS) – Mr. Lee Williams offered that the EMS is trying to get a grant for a feasibility study. He continued that the EMS would like to extend the building and upgrade the bathrooms along with the purchase of an emergency generator. During the last flood, it became very noticeable that there was not enough room for the cots and tables for food to be setup at the same time. Mr. William explained that the idea is to find out what the costs of the project would be. The idea is that after the study is completed; only what is affordable will be accomplished. In the process for these grant monies, a letter of credit is requested from the governing municipality. After discussion, and upon Mullen/Maguire motion, the PTPC voted unanimously to recommend that the Board of Supervisors provide a letter of support to the Duncannon EMS in their endeavor to receive funding for the enlargement of the facility and the improvement of the restroom facilities with the understanding that only upon a positive feasibility study of the cost ratio would the project proceed.

Jason Gehman Subdivision Plan, File #2006-08 - Secretary presented the time extension request from Mr. Jason Gehman for ninety-days. After discussion and upon a Dalla Piazza/Maguire motion, the PTPC voted unanimously to recommend granting the time extension request from Mr. Jason Gehman

Furnley Frisch Zoning Hearing Board – Secretary presented the notice of the Furnley Frisch request for variance from Section 1703 of the Zoning Ordinance. Mr. Maguire offered that this section deals with non-conforming lots of record. A discussion commenced on what the section means. After discussion and upon a Maguire/Mullen motion, the PTPC voted unanimously to recommend that the PTS review and consider the Frisch request for a variance.

Duncannon Investment Group Zoning Hearing Board – Secretary presented the notice of the Duncannon Investment Group appeal of the Zoning Officer’s decision. A discussion commenced on what is allowed and what was denied in the zoning ordinance for signs. After discussion and upon a Maguire/Mullen motion, the PTPC voted unanimously to recommend that the PTS support the Zoning Officer’s Decision.

OLD BUSINESS

NATURAL FEATURES OVERLAY – Engineer presented the final draft of the Natural Features Overlay and asked for any comments.

Section 1.2(3) - Engineer asked if the language in this section is to the liking of the PTPC. The consensus of the PTPC was that this language is correct.

Section 1.3. (D) 1 – Mr. Dalla Piazza offered that the wordage “No tile” is to be “No till”. The PTPC was in consensus

Section 1.4. (C) 6 – Mr. Dalla Piazza offered that the wordage “No tile” is to be “No till”. The PTPC was in consensus.

Section 1.5(D) 1 – Mr. Dalla Piazza offered that the wordage “No tile” is to be “No till”. The PTPC was in consensus.

Section 1.3(D) 15 – Mr. Dalla Piazza offered that the wordage “, Restoration” should be added. The PTPC was in consensus.

Section 1.4(D) (15) – Mr. Dalla Piazza offered that the wordage “Reforestation, Restoration, and Stabilization” should be added. The PTPC was in consensus.

Wet Soils Definition - Mr. Maguire asked if the definition of wet soil is to be placed in the ordinance. Engineer will provide a definition for review.

Section 1.5 C. – Mr. Dalla Piazza asked if the wordage “other certified individual” should be inserted. The consensus of the PTPC was to place the following wordage “... Township Engineer, Army Corps of Engineers or a qualified professional certified by the Army Corps of Engineers”.

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It was the consensus of the PTPC to place this item before the Subdivision and Land Development Plans on the Agenda

BUSINESS CAMPUS ONE (BCO) - Engineer presented the wordage for the proposed changes to the BCO Mixed Use Commerce District.

Page XIII-11, Section 1318 – Mr. Dalla Piazza pointed out that the wordage “The Penn Township Building Code” should be changed to the “Uniform Construction Code.”

The consensus of the PTPC was to review this language for discussion at the March 19, 2007 meeting.

THE PRESERVE AT MOUNTAINSIDE WEST AND EAST – Engineer informed the PTPC that as of this date that he has not received a response on either the West or East plans for The Preserve at Mountainside and therefore the plans remain tabled as per the applicant request.

After discussion and upon a Maguire/Dalla Piazza motion, the PTPC voted unanimously to adjourn the meeting at 8:45 p.m.

Respectfully Submitted,

Brian R. Maguire
Secretary