

**Penn Township Planning Commission
100 Municipal Building Road
Duncannon, PA 17020**

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The Penn Township Planning Commission (PTPC) met on April 16, 2007 at 7:00 p.m. in the Municipal Building. PTPC members present were Chairman Edward Chism, Vice-Chairman Art Dalla Piazza, Brian Maguire, Rachel Mullen, and Ken Martz and Township Secretary Helen Klinepeter (Secretary), Frank Chlebnikow (Engineer). A list of visitors attending is available in the Township Office. Chairman Chism called the meeting to order and announced that the meeting was recorded to aid in the preparation of the minutes.

MINUTES – Secretary presented the minutes of November 6, 2006, November 20, 2006 and February 19, 2007. After discussion and upon a Dalla Piazza/Mullen motion, the PTPC voted unanimously to approve the minutes of November 6, 2006 as corrected. After discussion and upon a Dalla Piazza/Mullen motion, the PTPC voted unanimously to approve the minutes of November 20, 2006 with minor corrections. After discussion and upon a Dalla Piazza/Martz motion, the PTPC voted unanimously to approve the minutes of February 19, 2007 as corrected.

VISITORS

Louie Beemer, Palmyra, PA – Mr. Beemer presented a sketch plan to the PTPC for a carwash along SR 11/15. Mr. Beemer explained that he would like to put in a self-service carwash. The frontage of the property is 285 feet. A discussion commenced on the stacking of vehicles and how the traffic would gain entrance and exit from the property. Mr. Beemer was advised to attend a Municipal Authority meeting and present his sketch plan for feedback.

CORRESPONDENCE

Secretary presented the Board of Supervisors (BOS) letter approving the Warden Properties Subdivision Plan time extension request until June 26, 2007

Secretary presented the BOS letter approving the Duncannon Family Medical Center Land Development Plan.

SUBDIVISION AND LAND DEVELOPMENT PLAN (SALDO)

Kinkora Pythian Home Building Expansion Final Land Development Plan, File # 2007-02 – Judd Dayton of Evans Engineering represented Yiengst Homes, the developer for Kinkora Pythian Home. Engineer reviewed the outstanding comments.

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

After due consideration, and upon a proper motion, the PTPC voted unanimously to recommend approval of the Kinkora Pythian Home Expansion Land Development Plan, File # 2007-01, contingent upon following items being completed.

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1. The surveyor and engineer's certification being signed and sealed.
2. The statement of ownership being signed and sealed.
3. The Board of Supervisors signature block changed to Chairman from President.
4. The Penn Township Municipal Authority approval obtained before presentation of the plan to the Board of Supervisors.
5. The appropriate drainage easement shall include a rip-rap apron at the discharge pipe and the emergency spillway.
6. The construction cost estimate being amended to include the concrete curb along the proposed northern driveway.
7. The Stormwater Management Plan detail for the cutoff trench shall show the minimum depth below the culvert and the minimum width of the cutoff trench

The Preserve at Mountainside – West Preliminary Subdivision/Land Development Plan, File # 2006-09 and **The Preserve at Mountainside – East Preliminary Subdivision/Land Development Plan, File # 2006-10** - Chairman Chism offered that the PTPC acknowledges the response letters dated April 10, 2007 and offer that The Preserve at Mountainside – West and East Preliminary Subdivision and Land Development Plans continued to be tabled at the request of the developer.

Paul Krick Final Subdivision Plan, File # 2007-03 – Mr. Joe Burget explained that he is representing the plan for the estate of Paul Krick. He offered that Mr. Krick has just died and the plan is a lot addition from the main farm to Mr. Krick's daughter house. There would still be an easement for the farm access road. A discussion commenced on the alternate septic placement area, with the outcome that Mr. Burget will get with the SEO to view the area and give his opinion on whether the access drive will affect the alternate septic placement area. After discussion on the Staff and County comments and upon a Dalla Piazza/Maguire motion, the PTPC voted unanimously to table the plan for developer to address outstanding comments.

OLD BUSINESS

BUSINESS CAMPUS ONE ZONING REQUEST CHANGE - The consensus of the PTPC was to table the Business Campus One Zoning Request Change due to the late hour.

NEW BUSINESS

ZONING HEARING BOARD PENN 1155 LLC, DOCKET 2007-04 and DOCKET 2007-05 – Secretary presented the notification for the two Zoning Hearing Board Dockets for PENN 1155 LLC. Engineer offered that it seems that the developer is requesting a variance to the steep slopes. The consensus of PTPC was to submit the following questions and concerns to the BOS for consideration.

General Allegations

Paragraph 2. The applicant is responsible to delineate Steep Slopes.

Paragraph 4. Should the BOS request the applicant to present a detailed delineation of the locations where a variance is requested? The PTPC asks that the BOS question the last two lines of the paragraph “which are the minimum variances necessary to allow reasonable use of the Subject Property and prevent an unnecessary hardship.”

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Paragraph 5. The topography and physical characteristics of the Subject Property are not unique within Penn Township.

Is it a hardship not being able to have the number of units proposed?

Roadway Variance Request

Paragraph 8. Would approving a general variance request to blanket the Subject Property (i.e. not requiring the applicant to show specific locations where the variance is needed) set precedence for the rest of the Township?

Paragraph 9.e Can a request for a general variance for the Subject Property represents the minimum necessary relief.

Utilities Variance Request

Paragraph 11. Can a steep slope area be effectively re-stabilized?

After discussion and upon a Maguire/Mullen motion, the PTPC voted unanimously to adjourn the meeting at 10:45 p.m.

Respectfully Submitted,

Brian R. Maguire
Secretary