

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

MAY 21, 2007

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The Penn Township Planning Commission (PTPC) met on May 21, 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). 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.

VISITORS - All visitors were acknowledged.

CORRESPONDENCE - Secretary presented the Board of Supervisors (BOS) letter approving the Kinkora Pythian Home Expansion Land Development Plan.

Secretary presented the Floodplain Workshop information.

Warden Subdivision and Land Development Plan_- Secretary presented PennDOT letter stating that a traffic impact study will not be required.

SUBDIVISION AND LAND DEVELOPMENT PLANS

The PTPC discussed the number of Time Extensions that should be granted. Secretary was directed to ask the BOS and the Solicitor for guidance.

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** - Secretary presented the written response to the staff comments presented by Windsor Companies, LLC. and the Penn Township Municipal Authority (PTMA) comments. Chairman Chism offered that he has spoken to the Township Engineer and was informed that his responses to Windsor's comments were not completed.

Secretary was directed to ask the Township Engineer and Solicitor for guidance on the format for a waver request.

The PTPC acknowledged receipt of comments from Windsor Companies, LLC and are awaiting Zoning Officer and Engineer Response.

Weaver/Hirt Final Subdivision Plan, File # 2006-08 - Mr. Roger Watson represented Ms. Weaver and Mr. Hirt in regards to this plan. Mr. Watson explained Ms. Weaver and Mr. Hirt are joint owners of Lot 1. They are planning on selling this lot and wish to fine-tune the lot lines. Mr. Watson offered that an Alteration of Requirements for Section 304 has been requested. A discussion on the Engineer, Zoning Officer, and Perry County Planning Commission comments commenced.

The discussion continued on the placement of septic systems and where the wells will be placed. Mr. Watson stated that the well on Lot 1 would be drilled. The PTPC requested the Secretary ask Solicitor what is the obligation of the Township in regard to when the well would have to be

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drilled. The Right-of-Way (ROW) was discussed in reference to needing an ROW Agreement and where the ROW ends. The Zoning Officer comments were discussed in reference to needing a zoning variance for the lot size.

After discussion and upon a Dalla Piazza/Martz motion, the PTPC voted unanimously to table the plan for the developer to address the outstanding comments.

Jason Gehman Final Subdivision Plan, File # 2006-08 – Secretary presented the ninety-day time extension request for the Jason Gehman Subdivision Plan. After discussion, and upon a Dalla Piazza/Maguire motion the PTPC voted unanimously to recommend approval of a Time Extension until August 30, 2007 for the purpose of acting upon and/or reviewing the Jason Gehman Final Subdivision Plan, File # 2006-08.

After discussion, and upon a Dalla Piazza/Maguire motion, the PTPC voted unanimously to recommend that, if the Board of Supervisors does not approve the time extension request, to the Jason Gehman Final Subdivision Plan, File # 2006-08 be denied due to non- response of the outstanding October 13, 2006 Engineer Comments, October 4, 2006 Perry County Planning Commission Comments, and the September 26, 2007 Zoning Officer Comments.

BUSINESS CAMPUS ONE - Secretary presented the proposed changes to the Mixed Use Commerce Zone from the draft dated July 13, 2006 with the following changes being made.

DEFINITIONS

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2. Limited Industrial Uses.
 - a. involving the manufacturing, predominately from previously prepared semi-finished or finished materials products or parts, finished materials and products, including processing fabrication assembly, treatment, packaging, incidental storage sales and distribution, as well as the repair of such finished products

and

due to the ~~nature of the inoffensive~~... uses.

but

- b. **excluding the processing of extracted and/or raw materials.**

Page II-21 Question on Manufacturing - The PTPC questioned the purpose of the phrase “industries furnishing labor in the case of manufacturing or the refinishing of manufactured articles.” After the last semi-colon.

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Research and Development: Investigations in the natural, physical, technical or social science or engineering and development as an extension of such investigation with the objective of creating end products.

Research Laboratory: A building or groups of buildings ~~in which are located housing~~ facilities for scientific research, investigation, testing, or experimentation, but not facilities for the manufacture or sale of products except as incidental to the main purpose of the laboratory.

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Section 1310. 2 - All nonresidential uses excluding agricultural uses shall ~~be provided include~~ planning strips or buffer areas in accordance with the following.

- a. A planning strip of ~~fifty (50) feet~~ **thirty (30) feet** shall be required along all ~~non-residential~~ property lines that are adjoining any residential property and/or residentially zoned property.
- b. At least twenty (20) feet of the planting strip shall be planted and screened with a dense vegetative screen planting in accordance with 1310.3 below. The remainder of the planting strip shall be ~~planted with~~ grass ~~seed, sod~~ or ground cover. Planting strips shall be kept free of all debris and rubbish.
- D (1) ~~Employee and employer automobile parking may be permitted in that portion of the planting strip area not required for screening.~~

NEW BUSINESS

Zoning Hearing Board Penn 1155 LLC, Docket 2007-04 & 2007-05 – Secretary informed the PTPC that there was a continuance on these Zoning Hearings at the request of the applicant. The next scheduled hearing date is tentatively scheduled for June 21, 2007.

After discussion and upon a Maguire/Mullen motion, the PTPC voted unanimously to adjourn the meeting at 10:20 p.m.

Respectfully Submitted;

Brian R. Maguire
Secretary