

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

JULY 16, 2007

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The Penn Township Planning Commission (PTPC) met on July 16, 2007 at 6:00 p.m. in the Municipal Building. PTPC members present were Chairman 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.

MIXED USE COMMERCIAL DISTRICT – BUSINESS CAMPUS ONE (BCO)

Chairman Chism opened the work session starting with Section 1310.3 Screening. The PTPC had a consensus of the following revisions being made.

Section 1310.3.a.1 – A spelling correction on “residential”

1310.3. b.1 – All required screening shall be located within the required planting strip.

1310.3. b.5 – Add “Said screening shall be maintained by property owner(s)”

1314.2 – For any non-residential use, excluding agricultural uses, all outdoor storage areas located within ~~in~~ any part of a yard area adjacent to a property line that is adjoining any residential property and/or residentially-zoned property shall be screened in accordance with Section 1410.3 of this Ordinance during ~~in~~ all-season of the year. The size and the spacing requirements **shall be** determined and approved by the Board of Supervisors, upon recommendation of the Planning Commission, as part of an approved land development plan.

1314.4 – Change as follows: No Structure or land shall be used or developed, and no structure shall be located, extending, converted or structurally altered unless the applicant **shall take all Federal, State and Local required reasonable—measures and recommended measures resulting from the review of the plan** to minimize the impacts of the above ground and underground storage of heating oil, gasoline, diesel fuel, chemical solutions or other substances which, if released, would constitute pollutants to **soil**, surface water or ground water.

1316.1- Change as follows - The existence of an odor shall be presumed when the concentration of the odor-causing substance or substances in the air at any point at or beyond the property line of the of the source exceeds the lowest concentration listed as the odor threshold for such substance or substances **set** forth in Table III, Odor Thresholds, of Chapter 5, Physiological Effects... of the manual. ~~And~~ **No** odor shall be permitted at any lot line exceeding the amount determined by the application of such methods.

1316.2 - Engineer is to check what the “Ringlemann NO.1” is and explain it to the PTPC.

1317 - Engineer is to add language for reception or transmission to this section.

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Chairman Chism closed the work session at 7:06 p.m. and opened the PTPC meeting 7:10 p.m.

VISITORS - All visitors were acknowledged.

MINUTES - Secretary presented the minutes of December 18, 2006, January 11, 2007, May 21, 2007, and June 18, 2007. After discussion and upon a Maguire/Mullen motion, the PTPC voted unanimously to table the minutes of December 18, 2006. After discussion and upon a Dalla Piazza/Martz motion, the PTPC voted unanimously to approve the January 11, 2007 minutes as corrected. After discussion and upon a Dalla Piazza/Mullen motion, the PTPC voted unanimously to approve the May 21, 2007 minutes as corrected. After discussion and upon a Mullen/Dalla Piazza motion, the PTPC voted to table the June 18, 2007 minutes.

CORRESPONDENCE – Secretary presented the PTS letters approving the time extension for The Preserve at Mountain Side East Subdivision Plan, The Preserve at Mountainside West Subdivision Plan and the Warden Property Subdivision Plan. Secretary presented the PTS letter approving the Paul Krick Final Subdivision Plan.

SUBDIVISION AND LAND DEVELOPMENT PLANS OR RELATED BUSINESS

Dr. Cary Cummings, III M.D. Conditional Use Request, Docket # 2007-01 – Dr. Cummings explained that he would like to place a Dialysis Center (Center) on the property now owned by Charles Stoner. The parcel is a dual-zoned parcel of R-1, Low Density Residential and AR, Agricultural/Rural. The center would be placed on the AR portion of the lot. Mr. Stoner offered that the center would be connected to Stonebridge Rehabilitation Center by a covered walkway. Chairman Chism asked how the public would access the building. Dr. Cummings offered that there is an agreement with Stonebridge for the access through Chandra Drive. Mr. Maguire asked if Rupp Road could be used as an access. Mr. Stoner offered that Rupp Road is a Township Road and then Rupp Road becomes private before this lot. Engineer clarified that even though there is access through a private road, the plan is to access the property through Chandra Drive. Engineer asked if the Zoning Officer has any comments. Secretary stated that he has seen the plan but did not submit any comments.

Engineer asked if there were any special requirements for sewer and water needed for this type of use. Chairman Chism offered that those issues would be discussed under the permitting process and land development review.

Mrs. Beatrice Taylor asked if Chandra Drive is a Township Road. Chairman Chism stated that Chandra is a private drive. Mr. Floyd Smith asked if there were any plans for Rupp Road to be improved. Chairman Chism offered that the PTPC did not have that information. Mr. Stoner offered that at this time there are no plans for Rupp Road to be improved. Mr. Smith asked if there would be any traffic on Rupp Road due to the Center. Mr. Stoner offered that at this time there is no traffic anticipated on Rupp Road. Mrs. Mullen asked if the employees would access Rupp Road. Dr. Cummings offered that all employees and patients would access the Center through Chandra Road. Mrs. Mullen asked if there would be any signage placed on Rupp Road stating that the entrance is via SR 274 and would signage be placed on SR 274. Mr. Stoner offered that yes signage would be placed at both places.

Mr. Dalla Piazza asked what would the working hours be for the Center. Dr. Cummings offered that the work hours would be from 6:00 a.m. until 6:00 p.m. Monday through Friday.

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Engineer asked how many employees the center would employ. Dr. Cummings stated that the number of employees would be 10. Mr. Maguire asked how many patients would be served per day. Dr. Cummings stated that right now there are thirty-nine (39) people on dialysis in Perry County and that there are 16 units planned with three session for each unit per day. Therefore the maximum number of patients seen per day would be forty-eight (48) in one day.

Mrs. Mullen asked if their anticipated numbers of patients in the future would sustain the Center. Dr. Cummings offered that the treatment statistics presently show the need for dialysis would actually increase. Mr. Maguire asked what the lot area is for the Center. Dr. Cummings offered that Lot 1, the whole 17 acres would be with the Center. There are no plans to subdivide at this time. The building would be approximately six thousand (6000) square feet.

Chairman Chism offered that the PTPC is in need of a better plan and comments from the Zoning Officer.

After discussion and upon a Maguire/Dalla Piazza motion, the PTPC voted unanimously to recommend that PTS schedule a hearing for the Dr. Cary Cummings, III M.D. Conditional Use Request, Docket # 2007-01 after the PTPC meeting on August 20, 2007 and prior to August 28, 2007 to allow the applicant to submit information in accordance with Section 1820 of the Penn Township Zoning Ordinance.

After discussion and upon a Dalla Piazza/Mullen motion, the PTPC voted unanimously to table this review for further correspondence and a more detailed plan be submitted.

Charles Stoner Preliminary Subdivision Plan, Final # 2007-05 – Mr. Jim Hockenberry represented Mr. Charles Stoner. Mr. Hockenberry offered that Mr. Stoner is subdividing ten (10) lots along with one (1) lot addition and proposing a public road. Chairman Chism asked if Mr. Hockenberry had any questions on Zoning Officer or Engineer comments. Engineer asked if Lot 1 is intended to have a fifty (50) foot right-of-way. Mr. Hockenberry answered yes it is to be fifty (50) feet. Chairman Chism asked if there were any comments from the County Planning Commission. Secretary replied that she had called Jason Finnerty at the County and was told the comments would be to the Township on Wednesday. After discussion and upon a Dalla Piazza/Maguire motion, the PTPC voted unanimously to table this plan for the applicant to address Engineer, Zoning Officer and Planning Comments.

Agricultural Security Area (ASA) 2007 Update – Secretary explained that 2007 is the year for the seven (7) year update of the Agricultural Security Area (ASA). She continued that there were three (3) proposed additions to the AG Area, Henry A. Holman III with 25.020 acres, Warren & Larry Watts with 10.900 areas and Thomas and Wendy Rissinger with 52.00 acres. The two (2) parcels requesting to withdrawal are Otterbein United Methodist Church on 849 with 15.03 acres and Lisa Laird on Cove Road with 26.95 acres. Otterbein Church has built their structure and therefore the land is no longer available for Agricultural use. Mrs. Laird has subdivided her lots for sale as private homes.

After discussion and upon a Dalla Piazza/Maguire motion, the PTPC voted unanimously to accept the properties of Henry A. Holman III, Warren & Larry Watts and Thomas and Wendy Rissinger into the Penn Township ASA.

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After discussion and upon a Dalla Piazza/Maguire motion, the PTPC voted unanimously to accept the withdrawals of Otterbein United Methodist Church and Lisa Laird on Cove Road from the Penn Township AG Area.

After discussion and upon an Dalla Piazza/Maguire motion, the PTPC voted unanimously to accept the 2007 Agricultural Secretary Area Update according to the Spreadsheet dated 7/18/2007.

Mrs. Mullen left the meeting 9:30 p.m.

OLD BUSINESS

Natural Features Overlay District – Secretary presented Perry County Planning Commission's second letter concerning the comments to the Natural Features Overlay District. After discussion, the consensus of the PTPC was to have Engineer review the second letter and report back next month.

NEW BUSINESS

Workshops – Chairman Chism offered that until all the additional reviews for the different ordinances are completed, he suggested that the PTPC have work sessions from 6:00 p.m. until 7:00 p.m. The PTPC consented to have work sessions.

Plans reviews submission dates – Chairman Chism offered that it is hard to review the packets with just one weekend before the meeting. After discussion, it was the consensus of the PTPC that Secretary mails the packets one week before the meeting and that the Engineer is to have all reviews two (2) weeks before the meeting for review.

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

Respectfully Submitted,

Brian R. Maguire
Secretary