

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

SEPTEMBER 17, 2007

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The Penn Township Planning Commission (PTPC) met on September 17, 2007 at 6:00 p.m. in the Municipal Building. PTPC members present were Art Dalla Piazza, Ed Chism, Brian Maguire, 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 the Township Office. The meeting was recorded to aid in the preparation of the minutes.

Chairman Chism opened the work session starting with Section 1651. The PTPC had a consensus of the following revisions being made.

MIXED USE COMMERCIAL DISTRICT

Section 1651 – Research and Development

1. The applicant shall provide a detailed written description of the **proposed** use in each of the following topics:

c. Any environmental impacts that are likely to be generated (e.g. odor, ... wastewater, **stormwater**, solid waste, etc.) and specific measures employed to ...**ordinances**, including, but not limited to, those listed **in** Article 12 of ~~this~~ **Penn Township Zoning Ordinance, as amended.**

Section 1652 – Limited Industrial Uses

1. The subject tract shall be accessed directly from either an arterial or collector road as identified in the Comprehensive Plan or a street in a proposed **commercial or industrial** development plan which conforms to prevailing arterial or collector street design and improvement requirements.

3. c. Any environmental impacts that are likely to be generated ... wastewater, **stormwater** ... including, but not limited to, those listed **in** Article 12 of ~~this~~ **Penn Township Zoning Ordinance, as amended.**

Chairman Chism closed the work session at 6:59 p.m. and opened the PTPC meeting at 7:00 p.m. The meeting was recorded to aid in the preparation of the minutes. Chairman Chism called the meeting to order.

VISITORS - All visitors were acknowledged.

CORRESPONDENCE

Secretary presented the PTS letter for the denial of Furnley Frisch Subdivision Plan. Secretary presented the PTS letters granting a time extension to the Jason Gehman Plan and the Weaver/Hirt Subdivision Plan.

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Secretary presented the PTS letter tabling the Weaver/Hirt Subdivision Plan.
Secretary presented the PTS letter granting an AOR to Gerald Hirt.

SUBDIVISION/LAND DEVELOPMENT PLANS

Lee Wright Subdivision Plan, File # 2007-07 – Mr. Chris Hinkle represented Mr. Wright and explained that this is a simple plan for the transfer of some land from one lot to another. Mr. Hinkle offered that Mr. Wright does not want to do a perc and probe for a back up location for the lot that is being decreased. Mr. Hinkle asked what the position of the PTPC was on the issue of the back up location. The consensus of the PTPC is for the Sewage Enforcement Officer (SEO) to be satisfied.

After discussion, and upon a Maguire/Dalla Pizza motion, the PTPC voted unanimously to approve the Alteration of Requirements (AOR) for Section 304, *Minor Subdivision*.

After due consideration, and upon a Maguire/Dalla Piazza motion, the PTPC voted unanimously to recommend approval of the AOR for Section 309.B.4, *Erosion and Sedimentation Control Plan* based on the justification that no improvements are proposed and Section 406, *Stormwater Management Plan* of the Township Subdivision and Land Development Ordinance based on the justification that no improvements are proposed.

After due consideration, and upon a Martz/Dalla Piazza motion, the PTPC voted unanimously to recommend approval of the Lee Edward Wright Final Minor Subdivision Plan, File # 2007-07, contingent upon following:

1. That the following items be presented to the Township Engineer for review and approval no later than September 24, 2007 at noon.
 - A. The distances on the eastern line of Lot No. 1 and 1A shall be corrected.
 - B. The Building Setback lines for the combined Lot No. 2 shall be shown on the plan.
 - C. The surveyor and engineer's certification shall be signed and notarized.
 - D. The ownership and dedicatory statement shall be signed and notarized.
 - E. Form B note references shall be corrected to reference the correct lot.
 - F. The Subdivision Plan General Note number 1 shall be modified to include the lot numbers.
2. The SEO signing the Form B Waiver
3. The Form B Waiver shall be approved by DEP prior to the final plan approval.

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After discussion, and upon a Martz/Dalla Piazza motion, the PTPC recommended approval of the DEP Form B to the Penn Township Board of Supervisors contingent upon the SEO and PTPC signatures being acquired.

Roger Barrick Request for Alteration of Requirements – Secretary explained that the Board of Supervisors directed Mr. Barrick to submit his request for an AOR of the submission of a Land Development Plan. A discussion commenced on Erosion and Sedimentation Control, Lighting and Parking. After due consideration, and upon a Dalla Piazza/Martz motion, the PTPC voted unanimously to recommend approval the Alteration of Requirements (AOR) from the need to submit a Land Development Plan due to the limited aspects of the use of the property contingent upon the following:

1. In relation with the Zoning and Building Permit(s) to be issued that a plan detailing the setback requirements, the number of parking spaces required and location, the lighting of the grounds be presented.
2. All Stormwater provisions required are presented to the Township in writing.
3. All the requirements of the PennDOT HOP are followed.

Warden Property Preliminary Subdivision Plan, File # 2005-06 – Secretary presented the time extension request for an additional 90 days for the Warden Property Plan. After due consideration, and upon a Maguire/Martz motion, the PTPC voted unanimously to recommend approval of the Time Extension until December 25, 2007 because the developer is conducting testing to determine the feasibility of water service for the development by means of an on-site well.

Jason Gehman Subdivision Plan, File # 2006-08 – Secretary presented the request to table this plan from the developer. After due consideration, and upon a Mullen/Martz motion, the PTPC voted unanimously to table the Jason Gehman Subdivision Plan, File # 2006-08.

Charles Stoner Preliminary Subdivision Plan, File # 2007-05 – Secretary presented the time extension request for an additional 90 days for the Charles Stoner Preliminary Subdivision Plan. After due consideration, and upon a Dalla Piazza/Maguire motion, the PTPC voted unanimously to recommend approval of the Time Extension until January 14, 2008 for the purpose of acting upon and/or reviewing the Charles Stoner & Marcia Andri Preliminary Subdivision Plan, File # 2007-05.

OLD BUSINESS

Solicitor Response to Dr. Cummings Conditional Use Request – Secretary informed the PTPC that the Solicitor's response to the question, if the dialysis center is disbanded where would that place the Township with having 3 lots on a private drive. The Solicitor stated the granting of the use of the Right-of-Way (ROW) by Stonebridge states that the only use can only a dialysis center.

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NEW BUSINESS

Radocha Zoning Hearing – Secretary presented the Zoning Hearing Board Request for a Variance for Bernard Radocha concerning a variance for the rear setback. After discussion and upon a Dalla Pizza/Maguire motion, the PTPC voted unanimously to recommend that the Board of Supervisors note that the applicant does not state a hardship for the violation of the Zoning Permit.

Henry Holman, Jr. – Mr. Holman was present to thank the PTPC for their diligence and hard work that has been expended during the past couple years.

Mr. Holman also shared with the PTPC a Pennsylvania Magazine article about Oley Township Supervisors' expansion of their whole township into a Historic District as a way to help with Land Preservation in their Township.

Upon the completion of all business and with a Maguire/Martz motion, the PTPC voted unanimously to adjourn the meeting at 9:05 p.m.

Respectfully Submitted;

Brian R. Maguire
Secretary