

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

**OCTOBER 15, 2007**

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The Penn Township Planning Commission (PTPC) met on October 15, 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 called the meeting to order.

**MIXED USE COMMERCE DISTRICT**

Chairman Chism opened the work session starting with Section 1001. The PTPC had a consensus of the following revisions being made.

**Section 1001 – Intended Purpose** - Mixed Use Commerce District is designed to promote a compatible combination of light industrial, professional and commercial ...

**Section 1002.3 – Landscaping and Screening** - ~~In addition to the required planting strips, screening and parking lot landscaping, 10% of the site shall be landscaped with trees, shrubs, and other plantings or combination thereof.~~ The entire lot shall be suitably landscaped pursuant to Section 1310...

**Section 1002.3** – All uses within the ~~MC-LIC~~ MUC District shall be served by a public sewerage system.

**Section 1003.13** – State, county or **federal buildings**.

**Section 1003.14.y** –Monument **Sales Production & Sales**.

**Section 1010 – Structural Siting and Design** – All exterior building walls and structures shall be constructed with attractive, durable materials such as textured concrete, masonry stone, brick, finished wood, **metal**, stucco and glass ...

**Section 1310.2.a** –A planting strip of thirty (30) feet **in width** shall be ...

**Section 1310.2.b** - At least twenty (20) feet **in width** of the planting strip ...

**Section 1314.2** – Change the Section number in line 8 to 1310.3.

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.

**MINUTES** – The minutes of the August 20 and September 17, 2007 Planning Commission were presented. After discussion and upon a Dalla Piazza/Mullen motion, the PTPC voted unanimously to approve the August 20, 2007 PTPC minutes with typographical changes. After

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discussion and upon a Mullen/ Maguire motion, the PTPC voted unanimously to approve the September 17, 2007 PTPC minutes with typographical changes.

**VISITORS** - All visitors were acknowledged.

**CORRESPONDENCE** – Secretary presented the Board of Supervisors (BOS) letters approving a time extension for the Warden Property, The Preserve at Mountain Side East and West, and the Stoner/Andri Subdivision. Secretary presented the BOS letters approving the Weaver-Hirt Subdivision Plan, the Lee Wright Subdivision Plan, the Dr. Cummins withdrawal from the Conditional Use Request and the Alteration of Requirements for Roger Barrick.

**SUBDIVISION/LAND DEVELOPMENT PLANS**

**Jason Gehman Final Subdivision Plan, File # 2006-08** – Mr. Roger Morgenthal, Mr. Gehman’s Solicitor, offered that he is just now coming on board concerning this plan and is catching up on what needs to be accomplished. Engineer reviewed the Engineering, County, and Zoning Officer comments. Mr. Morgenthal submitted a letter from the Perdix Fire Company verifying that the Fire Company could negotiate their largest piece of fire apparatus in a three point turn. Engineer offered that on lot 3, the carriage house would become an accessory building without a primary building, which is not allowed by the zoning ordinance. It was suggested that Mr. Morgenthal and Mr. Gehman contact the zoning officer to determine if a variance would be needed. Chairman Chism asked the Secretary to have the highway department verify the distance of Holman Drive. The PTPC requested that Secretary contact the Township Solicitor and SEO regarding the septic line under the road. Secretary is to inquire if it is permissible for a septic line to run under the road and what type of language should be placed on the plan, in an agreement, and in the deed for lot 3. A discussion commenced on the Alteration of Requirement (AOR) request for not constructing a cul-de-sac.

After discussion and upon a Maguire/Dalla Piazza motion, the PTPC voted unanimously to table the Jason Gehman Final Subdivision Plan, File # 2006-08 for the outstanding comments to be addressed and for Mr. Gehman to contact the zoning officer.

**Charles Stoner & Marcia Andri Preliminary Subdivision Plan, File # 2007-05** – Mr. James Hockenberry, Engineer for Mr. Stoner, presented a revised plan for review. Engineer reviewed his and the Zoning Officer comments. A discussion commenced on the AORs requested. The PTPC informed Mr. Hockenberry that all AORs need to have a justification presented at the time of the request. After discussion and upon a Maguire/Dalla Piazza motion, the PTPC voted unanimously to table the Charles Stoner & Marcia Andri Preliminary Subdivision Plan, File # 2007-05 for the outstanding comments to be addressed.

**OLD BUSINESS**

**Time Extension Form** – Secretary presented the latest version of the Time Extension Form. The PTPC suggested that the date submitted and the prior time extension dates be placed on the

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form. A further suggestion was that the PTPC recommendation and date be placed on the form along with the Board of Supervisors approval or denial date.

**Building Heights** – The PTPC discussed the building height requirements in the zoning ordinance. Secretary presented a spreadsheet with the requirements from the neighboring townships and boroughs. The consensus of the PTPC was to discuss this matter at a later date.

Upon the completion of all business and with a Martz/Mullen motion, the PTPC voted unanimously to adjourn the meeting at 9:20 p.m.

Respectfully Submitted;

Brian R. Maguire  
Secretary