

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

**NOVEMBER 19, 2007**

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The Penn Township Planning Commission (PTPC) met on November 19, 2007 at 6:00 p.m. in the Municipal Building. PTPC members present were 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 COMMERICE DISTRICT**

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

**Section 1320 – Toxic and hazardous substance storage** – Storage of toxic and hazardous substance shall meet the requirements of the Pennsylvania Department of Environmental Protection, Pennsylvania Department of Labor and ...

**Section 1322 – Required Traffic Study Standards** - For all uses requiring a traffic study, the applicant's professional traffic engineer conducting the required study shall meet with the **Township's** Engineer prior to...

**Section 1651.c – Page XVI-79** –Change Article 12 to Article 13.

**Section 1652.1 - 3<sup>rd</sup> line** – ... industrial **subdivision and/or** development plan ...

**Section 1652.3.c** - Change Article 12 to Article 13.

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**

**William Hummel, Marysville Bank** – Mr. Hummel offered that he is representing Mr. Ryan Fortenbaugh in relation to the Dersham property. Chairman Chism turned the meeting over to Mr. Maguire due to having a financial interest. Mr. Hummel explained that Mr. Fortenbaugh would like to subdivide three lots off the property. Mr. Hummel offered that the property is zoned commercial and that the owner would like to connect to the Township sewer line. The PTPC offered their observations and suggested Mr. Hummel talk to the zoning officer and the Penn Township Municipal Authority.

Mr. Maguire returned the meeting to Chairman Chism.

**SUBDIVISION/LAND DEVELOPMENT PLANS**

**Jason Gehman Final Subdivision Plan, File # 2006-08** - Secretary presented the time extension request of 120 days from Mr. Louis Harford for Mr. Gehman. After discussion and upon a Maguire/Mullen motion, the PTPC voted unanimously to recommend approval of the time extension until March 26, 2008.

Mr. Chism informed the PTPC that he and the engineer viewed Holman Road before the meeting and in their opinion there is no room to turn around. There may also be a stormwater control problem. A

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discussion commenced on the need of a cul-de-sac and the proper construction of the sewer line under the road.

**Charles Stoner & Marcia Andri Preliminary Subdivision Plan, File # 2007-05** - Engineer reviewed the outstanding items and informed Mr. Stoner about the requirement of a Hydrologic Study. The PTPC discussed the residual lot which is designated as a Hiking Trail and expressed their concerns regarding limiting the access to the lot and a possible resident in the future desiring to place a street from Twin Oaks to connect to Faculty Road. The PTPC requested wording for restrictions on the lot.

The PTPC also informed Mr. Stoner that in the matter of the street trees, the PTPC desired to have the trees in place.

Secretary presented the time extension request until March 16, 2007 from Mr. Charles Stoner. After discussion and upon a Maguire/Mullen motion, the PTPC voted unanimously to recommend approval of the time extension until March 26, 2008.

**OLD BUSINESS**

**Time Extension Form** – Secretary presented the revised Time Extension Form for approval. After discussion, the follow items were changed with instructions to get the Solicitor’s approval of the form.

The word “review” is to be removed from the Heading. Under the Township Use section the phrase “Initial Plan Submission” was to be added and “Approved and Denied” is to be changed to “Approval and Denial”.

**NEW BUSINESS**

**Reappointment** – Secretary informed the PTPC that Mr. Chism is due for reappointment and requested a nomination for either reappointment or a new name. After discussion and upon a Maguire/Mullen motion, the PTPC voted unanimously to recommend Edward Chism be reappointed to the Penn Township Planning Commission.

Upon the completion of all business and with a Martz/Mullen motion, the PTPC voted unanimously to adjourn the meeting at 9:10 p.m.

Respectfully Submitted;

Brian R. Maguire  
Secretary