

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

JANUARY 21, 2008

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The Penn Township Planning Commission (PTPC) met on January 21, 2008 at 7:00 p.m. in the Municipal Building. PTPC members present were Art Dalla Piazza, Ed Chism (Chairman), 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.

REORGANIZATION - Chairman Chism turned the meeting over to the Vice-Chairman for the reorganization of the PTPC.

Chairman – Upon a Maguire/Martz motion, the PTPC voted unanimously to appoint Edward Chism as Chairman.

Vice-Chairman – Upon a Chism/Maguire motion, the PTPC voted unanimously to appoint Arthur Dalla Piazza as Vice-Chairman.

Secretary – Upon a Mullen/Martz motion, the PTPC voted unanimously to appoint Brian Maguire as Secretary.

Vice-Chairman Dalla Piazza returned the meeting to Chairman Chism.

VISITORS – All visitors were acknowledged.

MINUTES – The December 17, 2007 PTPC meeting minutes were presented. After discussion and upon a Dalla Piazza/Maguire motion, the PTPC voted unanimously to approve the December 17, 2007 PTPC minutes with typographical changes.

CORRESPONDENCE

Secretary presented the Penn Township Board of Supervisors (PTS) letters reappointing Edward Chism to the Planning Commission, granting time extensions to Warden Property Preliminary Subdivision Plan and The Preserve at Mountain Side East and West Preliminary Subdivision Plans.

Secretary presented the FEMA letter regarding a meeting to discuss the FIRM, FIS and National Flood Insurance Program. Secretary requested to know if anyone wished to attend the meeting. Mr. Dalla Piazza and Mrs. Mullen offered that they would try to attend and may have to show up late.

SUBDIVISION AND LAND DEVELOPMENT PLANS

Charles Stoner and Marcia Andri Preliminary Subdivision Plan, File # 2007-05 – Engineer presented the outstanding items in need of addressing. The Alteration of Requirements (AOR) for Section 401.D.1.b was discussed, with the Engineer offering that the applicant requested the

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AOR as the street entrance was approved on a prior plan. Engineer offered that, as the approval was granted on a previous plan, he did not believe that an AOR was needed at this time.

Mr. Hockenberry, Applicant's Engineer, offered that the water feasibility study will be provided with the final plan. A discussion commenced on the type of study that needs to be performed. Mr. Hockenberry offered to review the section of the Subdivision and Land Development Ordinance before proceeding.

Engineer offered that the coefficient used in the stormwater calculations for Twin Oaks Drive was for a gravel road. Twin Oaks Drive will be paved. Therefore, the applicant will need to provide updated numbers.

During a discussion regarding stormwater control for the Lot 12 driveway the Engineer stated that the applicant needs to provide calculations and details. The discussion continued on who would be responsible to implement the stormwater controls. Chairman Chism asked when and how the requirements would be caught by the Township during the building permit process. Secretary replied that there is a tickler file for the different plans for special considerations. A discussion commenced on whether a note should be placed on the plan and deed stating the stormwater control on lot 12 is the responsibility of the owner.

After due consideration, and upon a Dalla Piazza/Maguire motion, the PTPC voted unanimously to recommend approval of the Charles Stoner and Marcia Andri Preliminary Subdivision Plan, File # 2007-05, contingent upon following items being completed.

1. The Certification of Ownership and Acknowledgement of the Subdivision Plan be signed and notarized on the Preliminary Plan.
2. The sight distance table on Sheet 2 is to be revised to reflect the removal of the private right-of-way and Lot 14 on the Preliminary Plan.
3. A water feasibility study is to be submitted for review and approval with the Final Subdivision and Land Development Plan.
4. Stormwater Management Ordinance - The runoff coefficient used in the calculations for the stormwater runoff was for a gravel roadway. Twin Oaks Drive is to be a paved roadway. The runoff coefficient shall be revised to reflect pavement and to recalculate the runoff. Details are to be provided for the proposed R-4 stone area and the proposed berm along with calculations to justify the size of the area and the height of the berm with the Final Subdivision and Land Development Plan.
5. An ownership and maintenance agreement needs to be submitted for review and approval of the Township Solicitor and Engineer with the Final Subdivision and Land Development Plan

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6. Proposed Lot 12 driveway grading shows swales will be provided in cut areas. Based on the grading plan and the profile, the first 700 feet of the roadway is in cut. The proposed grade is 10% which will cause high velocities of the concentrated runoff in the swales. Calculations and details to control the runoff in the swales to prevent erosion of the area shall be provided. Also to be provided are the appropriate controls at the end of the swales to control the discharge with the Final Subdivision and Land Development Plan.
7. A note shall be placed on the plan for Lot 12 stating that the requirement of stormwater control is the responsibility of the property owner. The note will also state the requirement shall also be stated in the deed for the property with the Final Subdivision and Land Development.

OLD BUSINESS

MIXED USE COMMERCE DISTRICT – Chairman Chism offered that the Engineer has supplied the last changes to be reviewed.

Section 1003.14 – Limited Industrial Uses, involving the manufacturing of (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 finished products including:

Section 1007 – The Graph – Delete the “On-Lot Section” and “* Lot size subject to PADEP approval for on-lot sewage disposal systems.

Section 1315.1 – 2nd line – activities, unless elsewhere regulated, the sound-pressure level ~~for~~ shall not exceed...

Section 1651.c and 1652.c – 3rd line – wastewater,

Section 1652.1 – Add 3rd line – industrial subdivision and/or **land** development

After discussion and upon a Dalla Piazza/Maguire motion, the PTPC voted unanimously to submit the proposed recommended changes of the Mixed Use Commerce District and Supplemental Requirements to the Board of Supervisors for review and adoption.

TO DO LIST – Secretary presented the To Do List as compiled from the minutes and submitted items to be reviewed. After discussion, the consensus of the PTPC for the next item to be reviewed is the Zoning Ordinance Amendments concerning building heights, an agricultural only zone and to review the sign requirements portion. The PTPC requested the Secretary to confer with the Zoning Officer on what changes to the sign portion of the zoning ordinance are proposed.

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NEW BUSINESS

Prime Agricultural Land – Ms. Mullen offered that she has submitted information on what is considered prime agricultural land and stated that you could pinpoint a property on the NRCS soil map.

Upon the completion of all business and with a Maguire/Martz motion, the PTPC voted unanimously to adjourn the meeting at 8:05 p.m.

Respectfully Submitted,

Brian R. Maguire
Secretary