

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

FEBRUARY 18, 2008

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The Penn Township Planning Commission (PTPC) met on February 18, 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 Helen Klinepeter (Secretary) and, 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.

VISITORS

Randy Plummer, Roadmaster of Penn Township – He requested that the PTPC consider changing the Subdivision and Land Development Ordinance page V-7. The suggested change would require the developer to submit stone and blacktop slips for all loads so that the quantity of stone and blacktop being utilized on the roads can be used for future reference. He also suggested an inspection of the subgrade be conducted before it is blacktopped to check for soft spots. This inspection would be done by proof rolling for soft spots (with a township vehicle).

After discussion and upon a Mullen/Maguire motion, the PTPC voted to recommend to the Penn Township Board of Supervisors (PTS) that the PTS require developers to submit delivery slips for stone and blacktop for roads to be dedicated to the township. The PTPC also recommended that an inspection by the Township of the sub-grade be completed by proof rolling for soft spots before the blacktop is laid.

MINUTES – The minutes of the January 21, 2008 Planning Commission were presented. After discussion and upon a Maguire/Dalla Piazza motion, the PTPC voted unanimously to approve the January 21, 2008 PTPC minutes contingent upon the following change and correction of typographical errors.

“Mr. Hockenberry, Applicants 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.**”

CORRESPONDENCE - Secretary presented the PTS letter approving the Stoner/Andri Preliminary Subdivision Plan.

SUBDIVISION/LAND DEVELOPMENT PLANS

Warden Property Preliminary Subdivision Plan, File # 2005-06 – Secretary presented the response from Alpha Consulting Engineers concerning the request from the PTPC of the status of the subdivision plan and the water feasibility study. A discussion commenced on when a plan would be considered a new plan and not a revision. Engineer offered that he had talked to Todd Wilson of Alpha Consulting and explained that based on the update presented, the Township review would be conducted as a new submission. He suggested to Mr. Wilson that a withdrawal of the current plan and submission of a new plan be considered. Engineer offered

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that in conversation with the Township Solicitor, the solicitor stated that it was hard to tell if the plan was a major change without seeing the plan. Engineer offered that the cost of plan submittal was a concern with the payment of double fees. The amount of the new fees was discussed. It was noted that if there was a question of the amount of submittal fees that the matter would have to be discussed with the PTS.

The Preserve at Mountain Side Preliminary Subdivision Plan, West File # 2006-09 and East File # 2006-10 - Secretary presented the time extension request from Jim Diamond, Solicitor for Penn 1155 LLC, until July 31, 2008 for the purpose of completing the zoning variances and appeals before the Penn Township Zoning Hearing Board and to explore other avenues with Penn Township. After discussion and upon Dalla Piazza/Maguire motion, the PTPC voted unanimously to recommend approval of the time extension until July 31, 2008.

Charles Stoner/Marcia Andri Final Subdivision Plan, File # 2008-01 – Engineer presented the Engineer, County, Zoning Officer, Highway Department comments and requested drainage calculations for review. Chairman Chism asked if there were any questions concerning the reports. Mr. James Hockenberry, Mr. Stoner's engineer, offered that the Stormwater Ownership and Maintenance Agreement may not be necessary as there are no detention basins only swales. Engineer offered that the Township Solicitor has not returned his call on this matter and that he would contact him again.

Mr. Hockenberry offered that the water feasibility study should be completed this week or next week.

Mr. Hockenberry offered that the 100 foot leveling area will be corrected on the plan.

After discussion and upon a Maguire/Dalla Piazza motion, the PTPC voted unanimously to table the Charles Stoner/Marcia Andri Final Subdivision Plan, File # 2008-01 for the applicant to comply with the outstanding comments.

John Leiter Final Subdivision Plan, File # 2008-02 – Engineer presented the Engineer, County, Zoning Officer and Highway Department reports. Chairman Chism asked if there were any questions on the reports. Mr. Marlin Peters of Act One offered that the driveway was in existence before the subdivision. Mr. Peters offered that a permit for stream crossing was not needed due to the fact that the piping was in existence before the subdivision.

A discussion ensued of planning module requirements in regards to a pre-existing septic permit for this lot. It was the consensus of the PTPC to check with the SEO to see if a module is necessary.

Engineer asked if the plan was presented to Wheatfield Township. Mr. Peters offered that it has not. Engineer suggested that as a courtesy, the plan be presented with the explanation that there will not be any activity in Wheatfield Township.

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After discussion and upon a Maguire/Dalla Piazza motion, the PTPC voted unanimously to table the John Leiter Final Subdivision Plan, File # 2008-02 for the applicant to comply with the outstanding comments.

Kim Kenee Conditional Use - Secretary presented the Conditional Use Application. Mr. Kenee offered that he has bought the adjoining property and wishes to use the house as his photography studio. He offered that his photography shop is in his house next door. After review and discussion it was noted that this application should have been a variance request to the Zoning Hearing Board and not a Conditional Use. After discussion and upon a Dalla Piazza/Mullen motion, the PTPC voted unanimously to table this application until Mr. Kenee had time to talk to the Zoning Officer in regards to reconsidering this application.

OLD BUSINESS

Conditional Use Applications – Mr. Maguire discussed if the applications for conditional use could be reviewed before the submission. He noted that some of the applications were not complete as per the zoning ordinance. The consensus of the PTS was to ask the Solicitor if the Township can do an administrative review of Conditional Uses for completeness before the request is accepted and the time limit for a hearing started. If yes, may this requirement be placed in the Zoning Ordinance and have the Solicitor provide language? If an administrative review is not possible, could there be a requirement for a pre-submission review meeting with the Zoning Officer? If yes, may this requirement be placed in the Zoning Ordinance? If a pre-submission review cannot be required, could a suggestion that a meeting with the Zoning Officer before submission of application be placed in the instructions for the Conditional Use Application?

FEMA Floodplain Map Meeting – Secretary presented a report on the FEMA Floodplain Map Meeting. The draft Flood plain maps should become effective around the December 2008 timeframe. When the effective date of the maps is known, all municipalities will receive a letter stating that within 180 days their floodplain regulations have to be updated to comply with the new National Floodplain Insurance Program (NFIP) regulations and map. There will be no postponement or waivers.

If a municipality decides to not comply, then the following consequences will take effect for that municipality.

1. Municipality will no longer be in the NFIP.
2. There will be no mortgages granted for construction in the floodplain for that municipality.
3. No disaster assistance for municipality and homeowners.
4. No Federal Grants
5. When (if) the municipality complies, higher flood insurance rate for residents.

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It was stated at the meeting, that there is funding available to pay for 50% of administrating costs of floodplain ordinances (including revision of the ordinance.) The presenter continued that the first step should be to send a copy of the ordinance to DCED for review and that they would advise on what changes needed to be done to be compliant.

NEW BUSINESS

Zoning Ordinance Proposed Amendments Subjects – A discussion commenced on what items to discuss first. It was the consensus of the PTPC that building height and an agricultural only zoning district were to be considered first. The PTPC requested that the Engineer provide language for the Agricultural Only Zoning District.

Work Sessions – The PTPC discussed having work session to review the outstanding items. It was the consensus of the PTPC to have work sessions from 6:30 p.m. until 7:00 p.m. for the meetings March through December 2008.

Upon the completion of all business and with a Martz/Dalla Piazza motion, the PTPC voted unanimously to adjourn the meeting at 9:50 p.m.

Respectfully Submitted;

Approved 3/17/08

Brian R. Maguire
Secretary