

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

MINUTES OF MAY 19, 2008

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The Penn Township Planning Commission (PTPC) met on May 19, 2008 at 6:30 p.m. in the Municipal Building. PTPC members present were Art Dalla Piazza, Ed Chism, and Rachel Mullen. Others present were Township Secretary Helen Klinepeter (Secretary) and, Township Engineer Mike Rhoads (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 workshop to order.

The discussion commenced on the height of the buildings. Chairman Chism offered that we decided on measurements starting from the average grade, and offered that perhaps forty (40) feet would be a good height. A discussion on the types of building allowed in the different zones and what type of buildings are being built. Mr. Dalla Piazza offered that a warehouse would perhaps need higher due to the equipment usage. After discussion and upon the consensus of the PTPC it was decided to change the building height requirements to forty (40) feet for all zoning districts. Mixed Use Commerce, Industrial, and Commercial zones may be extended to fifty (50) feet if the extra height is not used for habitation under Conditional Uses.

The PTPC reviewed Section 1304 – Exceptions and consented to have the following change made.

1. Height Exceptions.

The height limitations of this Ordinance shall ~~not apply~~ **be conditional use in the following applications, agriculture structures, to** church spires, ~~silos~~, belfries, cupolas, and domes not used for human occupancy ~~nor~~ **or** to chimneys, ventilators, skylights, water tanks, bulkheads and similar features, and necessary mechanical appurtenances usually carried above the roof level. Such features, however, shall be erected only to such height as is necessary to accomplish the purposes that they are to serve and then only in accordance with any other government regulations.

The PTPC discussed the non-conforming uses and added the following language to Section 1304.

3. Non-Conforming Uses

Any additions to a non-conforming assessorly building shall conform to the height requirements of the existing non-conforming assessorly building.

Chairman Chism closed the workshop at 7:00 p.m. and opened the meeting at 7:02 p.m.

CORRESPONDENCE

Secretary presented the Board of Supervisors (PTS) letter granting a time extension for the Charles Stoner Final Subdivision Plan. Secretary presented the PTS letter concerning the

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Stormwater Management Agreement and Declaration of Easement for the Charles Stoner Final Subdivision Plan. Secretary presented the PTS letter granting a time extension for the John Leiter Final Subdivision Plan. Secretary presented the PTS letter granting a conditional approval for the Carl Baker Final Subdivision Plan. Secretary presented the PTS Zoning Officer's interpretation of Section 1637.2.r of the Zoning Ordinance.

The PTPC discussed the interpretation of Section 1637.2.r, Communication Towers. Chairman Chism offered that this section does not state what was intended. After discussion, the consensus was to change the language to "No Communications Tower shall be located closer than the length of tower, including antennas above the top of the tower, plus twenty (20) feet to the nearest inhabited building, ~~five hundred (500) feet from any~~ existing structure, playground, ballfield or other area used for active recreation within a municipal park or school."

Secretary presented the PTS letter with the Solicitor's responses concerning the existing private right-of-way in regards to the Larry Miller Final Subdivision Plan.

SUBDIVISION AND LAND DEVELOPMENT PLANS AND RELATED BUSINESS

Warden Property Preliminary Subdivision Plan, File # 2005-06 – Secretary presented the letter from Alpha Consulting Engineers requesting to table this plan due to the fact that the applicant did not receive any review comments from the Township Engineer until May 19, 2008. After discussion, and upon a Dalla Piazza/Mullen motion, the PTPC voted unanimously to table this plan. Secretary presented the time extension request for the Warden Properties until August 27, 2008. After discussion and upon Dalla Piazza/Mullen motion, the PTPC voted unanimously to recommend approval of the time extension until August 27, 2008.

Charles Stoner Final Subdivision Plan, File # 2008-01 – Mr. James Hockenberry represented Charles Stoner in this matter. Mr. Hockenberry reviewed the outstanding comments. After discussion and upon a Mullen/Dalla Piazza motion, the PTPC voted unanimously to recommend approval of the Charles Stoner & Marcia A. Andri Final Subdivision Plan, File 2008-01, contingent upon following items being completed.

1. The certification of ownership and the dedicatory statement shall be signed and notarized.
2. Proof of Erosion and Sedimentation Control Plan approval by the Perry County Conservations District shall be provided to the Township.
3. A construction cost estimate needs to be approved by the Township.
4. A Construction Agreement needs to be submitted to the Township for approval.
5. A Financial Security Agreement needs to be submitted to the Township for approval.

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6. The Stormwater Note on the plan must be approved by the Township Solicitor.
7. The water feasibility study comments must be addressed.

The PTPC further stipulated that the construction cost estimate, construction agreement, financial security agreement, stormwater note approval, and water feasibility study accepted by the Township Engineer and must be in the Township Office by May 23, 2008 or the plan will be held until the June Board of Supervisors meeting.

OLD BUSINESS

Zoning Ordinance Amendment - Secretary presented the Perry County Comments and Engineer's Review for the Zoning Ordinance Amendment. A discussion on the recommended change of the word "site", it was the PTPC consensus to accept the change "Uses and structures limited to servicing employees of, **site and permitted or conditional use allowed in this district** and adjacent properties within the district". After discussion, and upon a Dalla Piazza/Mullen motion, the PTPC voted unanimously to accept the changes and recommend acceptance of the amendments to the Zoning Ordinance.

NEW BUSINESS

USDA – Duncannon EMS Expansion – Secretary presented the letter and application of the USDA for a loan for the Duncannon EMS. During the discussion on this application, it was mentioned that the addition complies with land use practices of the Township. It was also discussed that as the narrative mentions the Act 537 Plan, the Municipal Authority should also review the application and provide comments if desired. After discussion and upon a Dalla Piazza/Mullen motion, the concept plan was recommended for approval with the contingency that the Municipal Authority review and provide comments if desired.

Zoning Officer Question on The Number of Reasonable Pet – Secretary presented the letter from the Board of Supervisors regarding the Zoning Officer's request for guidance of the number of reasonable pets that is customary for a household. A review of the discussion last month commenced with the following to be placed in language for review at the next meeting. "No more than four (4) adult dogs shall be permitted on lots that are one (1) acre and below which shall have the removal of feces from the premises on a daily basis. One (1) additional dog shall be permitted per half (½) acre increments. It was the consensus of the PTPC to have the language drawn up for review.

Perry County Planning Commission GIS Update - Secretary presented the request for review of the information on the GIS map for the Perry County GIS. She offered that some of the changes have been made for the zoning differences. After discussion and upon a consensus the PTPC agreed to submit changes to the PTS.

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Time Limit on Presentations – Mrs. Mullen offered that to help keep the meeting progressing in a timely manner she is proposing that each visitor would have five (5) minutes to present their questions and if more time was needed, the visitor would be addressed under new business. Each applicant with a subdivision or land development plan would have fifteen (15) minutes to ask any questions concerning the comments from the Township Engineer, Zoning Officer or Staff. If the PTPC feels that more than fifteen (15) minutes are needed, then the PTPC would vote to extend the time in ten (10) minutes increments. After discussion and upon a Mullen/Dalla Piazza motion, the PTPC voted unanimously adopt the motion on the time limits as stated.

Time Extension Guidance – Chairman Chism offered that he felt more guidance was needed in the future on granting time extensions to subdivision and land development plans. After discussion and upon a Mullen/Dalla Pizza motion the PTPC voted unanimously to ask the Solicitor the following questions and comments.

1. When a plan has not been acted upon except for time extensions for an extended period, what are the guidelines for limiting the amount of time extensions granted?
2. What are the guidelines for a revised plan versus a new plan when an extensive change has been made by the applicant that was not generated by comments from the Township?
3. The Planning Commission has concerns about continuous time extensions when there is no action.
4. The Planning Commission has concerns that an applicant will file a plan and just sit on it indefinitely so that any new changes to ordinances will not affect his plan.

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

Respectfully Submitted;

Arthur Dalla Piazza
Vice-Chairman