

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

NOTES OF JUNE 16, 2008

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The Penn Township Planning Commission (PTPC) met on June 16, 2008 at 6:30 p.m. in the Municipal Building. PTPC members present were Ed Chism, Ken Martz, and Township Secretary Helen Klinepeter (Secretary). A list of visitors attending is available in the Township Office. As there was not a quorum, the PTPC did not hold a meeting. The workshop continued as scheduled. Chairman Chism called the workshop to order.

BUILDING HEIGHTS – The Secretary presented the changes to the PTPC for review. A discussion commenced on the definitions of habitation and occupancy in relation to the extra height permitted under conditional use for buildings in the Commercial (C), Industrial (I), and Mixed Use Commerce (MUC) Districts. The PTPC suggested that the wordage be changed in the Lot Requirements Box for the C, I, and MUC Districts as follows.

**** Building Height can be extended to 50' if the extra height is not used for habitation **or regular used workspace**, under Conditional Uses.

The PTPC also suggested the following definitions.

Habitation: Occupation of a particular place regularly, routinely, or for a period of time.

Occupancy: A building or part of a building intended to be occupied by humans

Story, Half: A story under a gable, hip or gambrel roof, the wall plates of which on at least two (2) opposite exterior walls are not more than two (2) feet above the floor.

The PTPC offered the following changes be made to the Section 1304.

Section 1304 - Exceptions

1. **Height Exceptions.**

The height limitations of this Ordinance shall ~~not apply to~~ conditional use in the following applications, agriculture structures, ~~to~~ church spires, ~~silos~~ belfries, cupolas, and domes not used for human **occupancy**. ~~Nor to~~ **Chimneys**, ventilators, skylights, water tanks, bulkheads and similar features, and necessary mechanical appurtenances usually carried above the roof level shall be conditional use. 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.

DOMESTIC PET- Secretary presented the draft wordage for a definition of a domestic pet and amendment language for Sections 403.4, 503.4, 603.4 and 703.4 for review.

Section 202

Domestic pet – an animal kept for pleasure and companionship, usually domesticated and selectively bred for coexistence with human beings.

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Sections 403.4, 503.4, 603.4, 703.4

Domestic Pets – Within any dwelling, the noncommercial keeping of domestic pets shall be permitted by right; provided, however, that 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 ½ acre increments. The Zoning Officer shall determine those animals that constitute suitable domestic pets considering the size, number and likely impact such animals would have upon adjoining properties and the neighborhood. Appeals from the Zoning Officer's determination shall be provided as per Section 1804 of this Ordinance.

CELL TOWERS – Secretary presented the wordage for the change to Section 1637.2.r. The PTPC inserted the word occupied into the definition.

1637.2.r. - 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 **occupied** building, ~~five hundred (500) feet from any existing structure,~~ playground, ballfield or other area used for active recreation ~~within a municipal park or school.~~

Chairman Chism closed the workshop at 7:30 p.m.

Respectfully Submitted;

Edward Chism
Chairman