

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

MINUTES OF NOVEMBER 17, 2008

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The Penn Township Planning Commission (PTPC) met on November 17, 2008 at 6:30 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.

Chairman Chism opened the workshop at 6:30 p.m.

Agricultural Only Zone (AGOZ) Area – Chairman Chism opened the workshop with the statement that the members were to come back with an idea of how they wished to proceed with the AGOZ. Engineer brought an overlay showing all the lots that are twenty-five (25) acres or more in the current Agricultural/Rural Zone. After some discussion, the PTPC consented to look at a sliding scale for development in the AR. The PTPC continued the discussion on regulating only parcels that are twenty-five (25) acres or more or the whole AR. The consensus of the PTPC is that the whole AR zone is to be considered.

Chairman Chism offered that the members should be considering the sliding scale and what numbers should be used.

Chairman Chism closed the workshop at 7:05 and called the meeting to order with the announcement that the meeting was recorded to aid in the preparation of the minutes.

MINUTES – Secretary presented the minutes of October 20, 2008 for approval. After discussion and upon a Maguire/Dalla Piazza motion, the PTPC voted unanimously to approve the October 20, 2008 PTPC minutes with typographical changes.

VISITORS – All visitors were acknowledged.

CORRESPONDENCE – Secretary presented the Board of Supervisor's letter approving the Warden Properties Time Extension request and the letter accepting the withdrawal The Preserve at Mountainside East and West Preliminary Subdivision and Land Development Plans.

SUBDIVISION/LAND DEVELOPMENT PLANS

Janet L. & Donald E. Bornman Final Subdivision Plan, File # 2008-09 – Mr. Joe Burget informed the PTS that he is representing Mr. and Mrs. Bornman and explained that the Bormans wished to move lot lines to place the driveways with the two homes. There are three lots now and they wish to make the property two lots. Engineer reviewed the County Planning Commission comments and his comments with the following Alteration of Requirements being requested: Section 306, Preliminary Plat Procedure, Section 309.A.a, Plan Scale, Section 309.A.7, Property Outline, Section 309.A.11, Contour Interval, Section 309.B.4, Erosion and Sedimentation Control, Section 309.B.5, DEP Permit for Earth Moving, Section 309.B.7, DEP Planning Module, Section 309.B.10, Sewage Enforcement Officer Report, Section 406, Stormwater Management Plan, Section 407, Erosion and Sedimentation Control Plan. Engineer offered that the outstanding item is the requirement for the certification of ownership and

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dedicatory statement to be signed and notarized. Mr. Maguire offered that the speed limit on State Road in that location is 45 mph and he would like to have that corrected on the plan with the pertinent sight distance corrected. Mr. Dalla Piazza offered that 11/15 is a United States route not a State Route.

After due consideration, and upon a proper motion, the PTPC voted unanimously to approve the Alteration of Requirements (AOR) for Section 306, *Final Plan* of the Township Subdivision and Land Development Ordinance.

After due consideration, and upon a proper motion, the PTPC voted unanimously to recommend approval the AOR for Section 309.A.a, *Plan Scale* of the Township Subdivision and Land Development Ordinance to aid in creating a legible plan.

After due consideration, and upon a proper motion, the PTPC voted unanimously to recommend approval the AOR for Section 309.A.7, *Property Outline* of the Township Subdivision and Land Development Ordinance due to the property being less than one acre in size.

After due consideration, and upon a proper motion, the PTPC voted unanimously to recommend approval the AOR for Section 309.A.11, *Contour Interval* of the Township Subdivision and Land Development Ordinance due to the fact that the plan is proposing only lot line adjustments with no improvements.

After due consideration, and upon a proper motion, the PTPC voted unanimously to recommend approval the AOR for Section 309.B.4, *Erosion and Sedimentation Control* of the Township Subdivision and Land Development Ordinance due to the fact that the plan is proposing no earthmoving activities.

After due consideration, and upon a proper motion, the PTPC voted unanimously to recommend approval the AOR for Section 309.B.5, *DEP Permit for Earth Moving* of the Township Subdivision and Land Development Ordinance due to the fact that the plan is proposing no earthmoving activities.

After due consideration, and upon a proper motion, the PTPC voted unanimously to recommend approval the AOR for Section 309.B.7, *DEP Planning Module* of the Township Subdivision and Land Development Ordinance due to the fact that the plan is proposing no new sewage activities.

After due consideration, and upon a proper motion, the PTPC voted unanimously to recommend approval the AOR for Section 309.B.10, *Sewage Enforcement Officer Report* of the Township Subdivision and Land Development Ordinance due to the fact that the plan is proposing no sewage activities.

After due consideration, and upon a proper motion, the PTPC voted unanimously to recommend approval the AOR for Section 406, *Stormwater Management Plan* of the Township

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Subdivision and Land Development Ordinance due to the fact that the plan is proposing no earthmoving activities with no improvements.

After due consideration, and upon a proper motion, the PTPC voted unanimously to recommend approval of the AOR for Section 407, *Erosion and Sedimentation Control Plan* of the Township Subdivision and Land Development Ordinance due to the fact that the plan is proposing no earthmoving activities with no improvements.

After due consideration, and upon a proper motion, the PTPC voted unanimously to recommend approval of the Janet L. & Donald E. Bornman Subdivision Plan, File # 2008-09, contingent upon following items being completed.

1. The certification of ownership and dedicatory statement needs to be signed and notarized.
2. The speed limit to be changed to 45 mph and the site distances corrected.
3. Change the designation for US 11/15.

OLD BUSINESS

Proposed Zoning Ordinance – Ms. Novinger offered that she had issues with the proposed zoning amendment. She offered that regulating the number of pets a resident can have is not appropriate; there should be owner responsibility involved. Ms. Novinger offered that she has received complaints concerning high grass, feces, and garbage lying around. She continued that she was informed that there was nothing to be done. Secretary offered that the neighbor of property in question has called into the Township and was informed that the policy for nuisance complaints was to have the complaint in writing. The matter of the feces and garbage is covered by the Nuisance Ordinance. The high grass is not covered. The discussion next centered on the enforcement of the ordinance. Secretary offered that she was enforcing the ordinance, but that the police department is now to do the enforcement.

Ms. Novinger offered a draft Pet Waste Model Ordinance for review. She offered that the responsibility should be on the pet owner, not to hold the animal responsible. The PTPC offered that they will review the paperwork and suggested that Zoning Officer review the model ordinance and submit his comments.

NEW BUSINESS

Reappointment – Secretary notified the PTPC that Brian Maguire's term is up for reappointment or for someone else to be appointed. After discussion and upon a Dalla Piazza/Martz motion, the PTPC voted by majority to recommend that Brian Maguire be reappointed to the PTPC. Mr. Maguire abstained for the vote.

December Meeting – It was the consensus of the PTPC that unless new plans are presented to the Township, that there would not be a December meeting.

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Upon the completion of all business and with a Mullen/Maguire motion, the PTPC voted unanimously to adjourn the meeting at 8:10 p.m.

Respectfully Submitted;

APPROVED 12/15/08

Brian R. Maguire
Secretary