

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

**MINUTES OF FEBRUARY 16, 2009**

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The Penn Township Planning Commission (PTPC) met on February 16, 2009 at 6:30 p.m. in the Municipal Building. PTPC members present were Ed Chism (Chairman), Art Dalla Piazza, 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.

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

**FLOODPLAIN ORDINANCE** – Chairman offered that we would start reading through both ordinances along with the comments Secretary offered. The following changes were made to Ordinance 89.

**Section 1.0** – Add the following paragraph as subparagraph E. “Comply with federal and state floodplain management requirements.”

**Section 1.1.B** – A Building Permit shall ~~not~~ be required for minor repairs to existing buildings or structures ~~under the total sum of \$200.00. as per the Uniform Construction Code.~~

**Section 1.2** – Add the following line to end of this section. “If there is any conflict between any of the provisions of this Ordinance, the more restrictive shall apply.”

**Section 2.1.A** – Change “Building Permit Officer” to “Building Code Official”.

**Section 2.1.B** – Prior to the issuance of any building permit the ~~Building Permit Officer~~ **Building Code Official** shall review the application to determine if all other necessary governmental permits such as those required by State and Federal laws have been obtained, including those required by Act 537 **as amended**, the Pennsylvania Sewage Clean Water Act, Section 404 **as amended**, 323, U.S.C. 1334 **as amended**, and the Pennsylvania Clean Streams Act **as amended**. No permit shall be issued until this determination has been made.

The discussion commenced on whether repetitive loss should be included in the revision. The PTPC is to consider if repetitive loss should be added or not for the next meeting.

Chairman Chism closed the workshop and opened the meeting at 7:00 p.m. with the announcement that the meeting was recorded to aid in the preparation of the minutes.

**VISITORS**

**John Melham & Rock Morrison Sketch Plan** – Mr. Melham explained that Mr. Morrison would be building this project in stages and asked if there were any concerns or comments. Mr. Melham explained that the entrance off of SR 11/15 is under construction and has obtained a temporary Erosion and Sedimentation Control plan for the driveway. Mr. Morrison offered that he is in contact with PPL regarding the possibility of a pole being moved. The PTPC suggested that Mr. Morrison talk to the PTMA regarding the sewer connection.

**MINUTES** – The PTPC minutes of January 19, 2009 were presented. After discussion and upon a Maguire/Dalla Piazza motion, the PTPC voted unanimously to approve the January 19, 2009 PTPC minutes with typographical changes.

**CORRESPONDENCE** – Secretary presented the Board of Supervisors letters approving the Leonard Rife Final Subdivision Plan and the Time Extension for the Warden Property Preliminary Subdivision

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Plan. Secretary presented the date of the Conditional Use Hearing for Abundant Harvest Church and a notice of available training.

#### SUBDIVISION/LAND DEVELOPMENT PLANS

**Randy L. & Pamela K. Plummer Final Subdivision Plan, File Number 2009-01** – Mr. Chris Hinkle of Burget & Associates represented Mr. Plummer. Mr. Hinkle offered that Mr. Plummer is purchasing a fifty (50) foot strip of land from Mr. Todd Stoner and attaching it to his deed. The PTPC reviewed the Zoning Officer, Highway Department and County Comments. After review the following items were outstanding.

Alteration of Requirements (AOR) requests for Sections 309.A.a, 39A.7, 309.A.11, 309A.18 and 309.B.

Any proposed protective covenants are to be assigned to these lots; they are required to be listed on the plan.

The surveyor is required to certify the accuracy of the plans.

The landowner is required to certify ownership by signature prior to approval of the final plan.

After due consideration and upon a Maguire/Mullen motion, the PTPC voted unanimously to accept the Randy L. & Pamela K. Plummer Final Subdivision Plan, File Number 2009-01 as a minor plan.

After due consideration, and upon a Mullen/Maguire 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 (SALDO) to aid in creating a legible plan.

After due consideration, and upon a Mullen/Maguire motion, the PTPC voted unanimously to recommend approval of the AOR for Section 309.A.7, *Property Outline – 1"=400'* of the Township SALDO due to the property being less than one acre in size.

After due consideration, and upon a Mullen/Maguire motion, the PTPC voted unanimously to recommend approval of the AOR for Section 309.A.11, *Contour Interval* of the Township SALDO due to the fact that the plan is proposing only lot line adjustments.

After due consideration, and upon a Mullen/Maguire motion, the PTPC voted unanimously to recommend approval of the AOR for Section 309.A.18, *Lot Numbering* of the Township SALDO to show that lot 6A came from existing Lot 6 (better chain of title).

After due consideration, and upon a Mullen/Maguire motion, the PTPC voted unanimously to recommend approval of the AOR for Section 309.B, *Other Data*, of the Township SALDO with the exception of the Plummer lot showing the backup septic location.

After due consideration, and upon a Mullen/Maguire motion, the PTPC voted unanimously to recommend approval of the Randy L. & Pamela K. Plummer Final Subdivision Plan, File Number 2009-01, contingent upon following items being completed.

1. A note being placed on the plan stating that the Stoner lots would be considered 1 lot and could not be sold separately.
2. The surveyor is required to certify the accuracy of the plans.

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3. The landowners are required to certify ownership by signature prior to approval of the final plan.

#### NEW BUSINESS

**Procedures for plans** – Engineer presented his memorandum of understanding for the review of subdivision and land development. A discussion on the difference of a full review, which is a review of all regulations of the Township, a full engineering review, which means the plans and documents, will be reviewed for compliance of only the engineering aspects and a partial engineering review, which means the plan and documents will be reviewed for compliance with only specific engineering aspects. A checklist for review guidelines was discussed and Engineer and Secretary were to draft a checklist for the next meeting.

**Policy Change Letter** – Secretary presented the policy change letter for comment. The following was added to the letter.

**New Plans** – The plans shall be submitted to the Township Office and the Plans shall be submitted to the Perry County Planning Commission. The deadline for submission is still 15 days before the PTPC meeting.

**Time Extension Form** – All requests shall be submitted on this form. A specific date (i.e. 1/1/09) will be stated for the time extension.

**2008 Summary** – Secretary presented the 2008 Summary for review. Upon a Martz/Dalla Piazza motion, the PTPC voted unanimously to table the 2008 Summary.

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

Respectfully Submitted;

Brian R. Maguire  
Secretary