

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

MINUTES OF MARCH 16, 2009

Page 1 of 3

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

FLOODPLAIN ORDINANCE – Chairman offered that we would start on the question of whether repetitive loss should be included in the revision. After discussion, the consensus of the PTPC was not to use repetitive loss as the Township has little area for building in the floodplain. During the review of the ordinance the following changes were made:

Section 2.02.A - Application for such a building permit shall be made, in writing, to the Building Code Official on forms supplied by the Township. Such application shall contain the following:

4. Site location **and address.**
 6. Brief description of proposed work and estimated cost, **including a breakout of the flood-related cost and the market value of the building before the flood damage occurred.**
- B. If any proposed construction or development is located entirely or partially within any identified floodplain area, applicants for Building Permits and Special Permits **shall provide all the necessary information in sufficient detail and clarity to enable the Code Enforcement Officer to determine that:**
1. **All such proposals are consistent with the need to minimize flood damage and conform to the requirements of this and all other applicable codes and ordinances;**
 2. **All utilities and facilities, such as sewer, gas, electrical and water systems are located and constructed to minimize or eliminate flood damage; and**
 3. **Adequate drainage is provided so as to reduce exposure to flood hazards.**
- C.2. c. **topographic based upon the North American Vertical Datum of 1988, showing existing and proposed** contour lines at two (2) feet.;

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

Grant Marshall – Mr. Marshall submitted a sketch plan for lot 4 at the Business Campus One (BCO) for the building of a computer warehouse. Mr. Marshall offered that the stormwater would be taken care of with an earthen berm and perhaps a trench to direct the water. Mr. Marshall offered that in the zoning ordinance an access driveway is to be offset by a minimum of fifty feet (50') and he wished to make sure that the driveway could be across from the intersection. The PTPC offered that would need to be

MINUTES OF FEBRUARY 16, 2009

Page 2 of 3

discussed with the Zoning Officer. Engineer asked what type of delivery would be used. Mr. Marshall offered that box trucks would be the delivery. Engineer offered that the Zoning Officer should look to see if a loading dock would be needed.

Mr. Marshall asked if when the plan is submitted a copy could be sent to the Engineer for review instead of waiting for the meeting. The consensus of the PTPC was to have the plan sent to the Engineer for review of the stormwater and traffic issues with the understanding that other items may be added for review after the official submission.

Ken Lenker – Mr. Lenker showed a sketch plan of a recycling center on the Nevin White Sawmill Property along SR 11/15. He offered that many items would be accepted and processed, such as all colors of glass, clean construction debris, not used drywall, wood, etc., and brush and trees. Mr. Lenker explained that the buildings are not per se buildings but have a fiber membrane with anchors in the ground over a cement slab. The stormwater will be contained in a series of tanks for reuse in the recycling process. Mr. Lenker offered that the hours of operation would be 7-5 during the week and 7-noon on Saturday. The PTPC offered that items needing to be addressed are traffic issues, stormwater, and garbage control.

MINUTES – The February 16, 2009 Planning Commission minutes were presented for approval. After discussion and upon a Martz/Maguire motion, the PTPC voted unanimously to approve the February 16, 2009 minutes with corrections.

CORRESPONDENCE

Secretary presented the PTS letter approving the Randy & Pamela Plummer Final Subdivision Plan, the Susquehanna Water Gap Landscapes Workshop invitation and the Perry County Conservation letter inquiring in any interest for a guidance meeting with PA Floodplain Management Act.

SUBDIVISION/LAND DEVELOPMENT PLANS

Warden Properties Preliminary Subdivision and Land Development Plan, File # 2005-06 – Secretary presented the request for a time extension until July 29, 2009 for the above plan. After due consideration, and upon a Maguire/Martz motion, the PTPC voted unanimously to recommend approval of the Time Extension until July 29, 2009 as the applicant is continuing to revise the subdivision plan based upon the Zoning Hearing Board's decision on the steep slope variance applications and staff review comments.

A discussion commenced on the inactivity of the plan and the length of time the plan has been open. Upon a Maguire/Martz motion, the PTPC voted to express their concern of the inactivity on this plan. This plan has been under review for four years, has received fourteen (14) time extensions. The PTPC recommends that if a submission is not made this would be the final time extension.

Fiscus Floodplain Map Change – Secretary presented the FEMA Map Change Request Packet for Sally Fiscus. Secretary explained that Ms. Fiscus owner's a unit in Petersburg Commons and is trying to get her property re-designated as out of the floodplain. Engineer offered that the Municipality would have to sign off that it is aware of the submission and does not have a problem. The Board reviewed the application and noted that fill was used before the buildings were built and the fill placed the building above the floodplain height. After discussion, and upon a Dalla Piazza/Martz motion, the PTPC voted unanimously to recommend the PTS sign the application.

MINUTES OF FEBRUARY 16, 2009

Page 3 of 3

OLD BUSINESS

Plan Review Procedures – Secretary presented the checklist for Engineer review of plans to the PTPC. After discussion, the plan was approved with the addition of Financial Security, a Park and Recreation Plan Review, the Plan Name and Number, and the applicant's name.

Grant Marshall – The PTPC reviewed the Mr. Marshall's request for pre-submission of his plan to the Engineer. The consensus PTPC was to notify Mr. Marshall that he could pre-submit the plan with the understanding that there may be more reviews need after the first meeting.

2008 Summary - Secretary asked for the status of the 2008 Planning Commission Summary. Upon a Maguire/Martz motion, the PTPC voted unanimously to table the summary.

NEW BUSINESS

Future Development on SR 849 – Chairman offered that the PTMA along with the Duncannon Borough would like to know of any future development along SR849 that could impact the intersection of SR 849 and Market Street. A discussion commenced on the properties that could be a major development. The Warden Property, Stanley Mutzabaugh property and perhaps the Dersham property was mentioned as land that is large enough for development. The Raub Farms were mentioned and it was noted that those farms are protected. Chairman thanked the PTPC and stated that he would take that information back to the Municipal Authority.

Comprehensive Plan – Chairman offered that an update of the Comprehensive Plan (Plan) has been on the agenda for completion and that it was noted when a previous developer was in the Township that the date of the plan could be a problem. Discussions commenced on the type of review and cost of a preliminary review. Upon a Dalla Piazza/Martz motion, the PTPC voted unanimously to request that Rettew prepare a preview of the Comprehensive Plan to identify the areas of concern. Rettew would compare the Comprehensive Plan, Zoning Ordinance, Subdivision and Land Development Ordinance for the price of approximately \$900.00.

Next Workshop – The PTPC noted that the Floodplain Ordinance timeline is getting short and asked if the Board would be amenable to meeting earlier. After discussion, the PTPC agreed to meet at 6:00 p.m. on April 20, 2009. Engineer offered to buy pizza for the meeting.

Upon the completion of all business and with a Dalla Piazza/Maguire motion, the PTPC voted unanimously to adjourn the meeting at 10:45 p.m.

Respectfully Submitted;

APPROVED APRIL 20, 2009

Brian R. Maguire
Secretary