

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

MINUTES OF JUNE 15, 2009

Page 1 of 3

The Penn Township Planning Commission (PTPC) met on June 15, 2009 at 6:30 p.m. in the Municipal Building. PTPC members present were Ed Chism, Chairman, Art Dalla Piazza and Brian Maguire. 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. The meeting was recorded to aid in the preparation of the minutes. Chairman Chism opened the workshop at 6:00 p.m.

COMPREHENSIVE PLAN (Plan) – Chairman Chism offered the purpose of the workshop is to discuss the direction to proceed. Mr's. David Mills and Bobby Hines of Wheatfield Township were also present to discuss a joint comprehensive plan. A discussion commenced on getting prices finalized to place in the grant application. A discussion commenced on the consideration of Duncannon Borough joining, the e-mail from Frank Chlebnikow was reviewed, the bid process, and how the payment would be divided. It was noted that the bid process would be after a grant would be awarded and that the payment particulars would have to be decided by the participating municipalities together. The outcome of the discussion was that Wheatfield Township would take the information back to their boards and decide what Wheatfield Township would like to do.

The Workshop was closed at 7:00 p.m. and Chairman Chism opened the meeting with the announcement that the meeting was recorded to help with the preparation of the minutes.

VISITORS – All visitors were acknowledged.

MINUTES – The minutes of the May 18, 2009 Planning Commission were presented. After discussion and upon a Dalla Piazza/Maguire motion, the PTPC voted unanimously to approve the May 18, 2009 PTPC minutes with typographical changes.

SUBDIVISION/LAND DEVELOPMENT PLANS

Morrison Inc. Headquarters Preliminary Land Development Plan, File # 2009-04 - Secretary presented the time extension request until October 18, 2009. After due consideration, and upon a Dalla Piazza/Maguire motion, the PTPC voted unanimously to recommend approval of the Time Extension until October 18, 2009 for the purpose of acting upon and/or reviewing the Morrison Inc. Headquarters Land Development Plan, File # 2009-04.

Penn Tech Properties – LLC Land Development Plan, File # 2009-04 – Engineer reviewed his comments concerning the Stormwater Management Ordinance. The PTPC also reviewed the outstanding Perry County and Zoning Officer comments.

After due consideration, and upon a Dalla Piazza/Maguire motion, the PTPC voted unanimously to recommend approval of the Alternation of Requirements (AOR) for Section 304/305, *Preliminary Plan Procedure* of the Township Subdivision and Land Development Ordinance due to the plan being a small development and no public improvements are proposed.

MINUTES OF JUNE 15, 2009

Page 2 of 3

After due consideration, and upon a Dalla Piazza/Maguire motion, the PTPC voted unanimously to recommend approval of the Penn Tech Properties, LLC Land Development Plan, File # 2009-05, contingent upon following items being completed.

1. An ownership and maintenance program, in recordable form suitable to the township, that clearly sets forth the ownership and maintenance responsibility of all temporary and permanent stormwater management facilities and erosion control facilities needs to be provided. An ownership and maintenance agreement needs to be submitted for review and approval of the Township Solicitor and Engineer no later than Monday prior to the Board of Supervisors meeting.
2. Evidence of approval of the Erosion and Sedimentation Control Plan and NPDES Permit by the Perry County Conservation needs to be provided.
3. The existing inlet along Business Campus Way will be impacted by the proposed driveway location. The applicant needs to determine if the in-let top will need to be modified from a Type C to a Type M and indicate the appropriate change on the plan.
4. A construction cost estimate needs to be submitted to the township which includes stormwater management improvements and erosion control facilities no later than Monday prior to the Board of Supervisors meeting. Upon approval of the cost estimate, an appropriate form of financial security shall be submitted to the Township.
5. The surveyor is required to certify the accuracy of the plans.
6. The PA DEP Sewage Facilities planning form is to be approved.

Secretary presented the DEP Mailer for review, and upon a Dalla Piazza/Maguire motion, the PTPC recommends approval to the Penn Township Board of Supervisors.

Morrison Inc. Conditional Use, Docket 2009-05 - Secretary presented the Conditional Use Application for Morrison Inc. Mr. Morrison is asking for a building height increase so that he could place his drill in the building for repairs. Engineer pointed out that the according to the plans submitted the height increase would only be for a portion of the building. Upon a Maguire/Dalla Piazza motion, the PTPC voted unanimously to recommend approval of the Conditional Use request for a building height of forty-five (45) feet as shown on the plan.

Shermanata Grange Zoning Hearing, Docket # 2009-06 – Secretary presented the Zoning Hearing Board Application for Shermanata Grange and explained that the Grange would like to add an additional 4 foot by 8 foot sign on top of the existing 4 foot by 8 foot. A discussion commenced on the square footage that is allowed under the Zoning Ordinance versus what is actually needed. Upon a Dalla Piazza/Maguire motion, the PTPC voted unanimously to recommend that the Board of Supervisors consider the Grange may meet their needs within the square footage allowed by the ordinance. If the Grange can show the need for more square footage than is permitted, it is recommended that only the square footage really needed would be granted by the variance.

Warren Snyder Estate Final Subdivision Plan, File # 2009-02 – Secretary presented the time extension until October 28, 2009. After due consideration, and upon a Maguire/Dalla Piazza

MINUTES OF JUNE 15, 2009

Page 3 of 3

motion, the PTPC voted unanimously to recommend approval of the Time Extension until October 28, 2009 for the purpose of acting upon and/or reviewing the Warren H. Snyder Estate Final Subdivision Plan, File # 2009-02.

OLD BUSINESS

Duncan Oil Conditional Use - Secretary informed the PTPC that the Hearing is set for June 24, 2009 at 6:30 p.m.

Cherise Robinson ZHB – Secretary informed the PTPC that the Zoning Hearing Board granted the variance.

Ryan Rohrer ZHB – Secretary informed the PTPC that his hearing was continued until July 9, 2009.

Comprehensive Plan (Plan) – The PTPC discussed on how to proceed with the Comprehensive Plan. The consensus of the PTPC was to notify the Board of the Supervisors that representatives of Wheatfield Township attended the meeting and showed an interest in a joint Plan. With permission, the PTPC would like to pursue a joint effort toward a joint Plan and grant application.

Upon the completion of all business and with a Maguire/Dalla Piazza motion, the PTPC voted unanimously to adjourn the meeting at 8:30 p.m.

Respectfully Submitted;

APPROVED JULY 20, 2009

Brian R. Maguire
Secretary