

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

MINUTES OF JULY 20, 2009

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The Penn Township Planning Commission (PTPC) met on July 20, 2009 at 6:30 p.m. in the Municipal Building. PTPC members present were Ed Chism, Chairman, Art Dalla Piazza, Ken Martz 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.

COMPREHENSIVE PLAN (Plan) – Chairman Chism offered representatives from Wheatfield Township were expected at the meeting and until they arrived discussed the lowering of the price for the update of the Plan. A discussion commenced on what should be done until we know if Wheatfield Township and Duncannon Borough willing to join us. The different zoning areas were discussed with regards to what would need to be rezoned. Mr. Chism offered that he feels the zoning should be looked at to see if the Plan should be changed to reflect what the future land use is to be in the Township. Farm land was discussed in relation to residential zoning be next door was presented.

Upon a Maguire/Dalla Piazza motion, the workshop was recessed 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.

CORRESPONDENCE – Secretary presented the Tri-County Planning Commission e-mail regarding the Summer Outreach Meetings. Mr. Martz stated that he would attend the meeting on July 21, 2009. Secretary also presented the Board of Supervisors' letters approving the time extensions for the Warren Snyder Final Subdivision Plan and the Morrison Inc Preliminary Land Development Plan. The Board of Supervisors' letter approving the Penn Tech Properties, LLC Land Development Plan.

MINUTES – The minutes of the June 15, 2009 Planning Commission were presented. After discussion and upon a Dalla Piazza/Maguire motion, the PTPC voted unanimously to approve the June 15, 2009 PTPC minutes with changes.

SUBDIVISION/LAND DEVELOPMENT PLANS

Warden Properties Preliminary Subdivision Plan, File # 2005-06 – Mr. John Murphy of Alpha Engineering reviewed the history of the plan and discussed the Zoning Hearing Board Decision concerning the steep slope and proceeded to explain about the change from a public water system to individual wells. Mr. Murphy offered that the amount of units was reduced to 160 lots. Mr. Murphy explained about the additional Alteration of Requirement (AOR) that is requested and was discussed at the Zoning Hearing, the AOR would deal with the slope of the entrance. Mr. Chism opened the topic to the floor. Mr. Jay Grubb of 321 Newport Road asked how many wells would be needed. Mr. Murphy offered that there will 156 wells. Mr. Grubb asked if a water analysis will be done. Mr. Murphy offered that yes; a water feasibility study is being done and submitted to RETTEW for review. Mr. Grubb asked about the exit of the property and where the sewage would be connected to the existing lines. Mr. Murphy showed

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Mr. Grubb where the exit of the property was and stated that sewage would connect to the Butchershop Road line. Mr. Martz asked if there was water capacity for that many dwellings. Mr. Chism offered that the Municipal Authority (PTMA) would have to confirm any findings. Mr. Martz asked about the slope percentage of the entrance and the wavier to go from 7 to 10 percent of the slope, he wished to know the justification of the waver. Mr. Murphy offered the justification was to minimize the impact of the steep slopes. Mr. Grubb asked about the stormwater and where it would be directed to. Mr. Murphy offered that the water is to be directed to the existing storm grate on SR 849. Mr. Stanley Mutzabaugh of 12 Noye Road asked if the PennDOT Permit has been obtained. Mr. Murphy offered that it has not been obtained yet, but has submitted a preliminary study for PennDOT's response. Ms. Sumple-Sullivan, attorney for Garry Raub asked about the abandoned township road. Mr. Murphy asked for information on this road and stated that he would have to research the matter. Ms. Sumple-Sullivan offered that the plan states that no further subdivision would commence until that existing 50-foot private right-of-way would be extinguished. She asked if the right of way would be maintained. Mr. Murphy answered in the affirmative. After discussion and upon a Dalla Piazza/Maguire motion, the PTPC voted to unanimously table this plan for the developer to research the current and future comments.

Time Extension – Secretary presented the time extension request for the Warden Properties Preliminary Subdivision Plan, File # 2005-06 until October 28, 2009. After due consideration, and upon a Maguire/Dalla Piazza motion, the PTPC voted unanimously to recommend approval of the Time Extension until October 28, 2009 for the applicant to address outstanding comments.

Warren H. Snyder Final Subdivision Plan, File # 2009-02 – Mike Stover, representative of Mr. Snyder, and Engineer reviewed the stormwater discharge issues and Secretary was directed to send the note on the plan to the Solicitor for his recommendation. Upon a Maguire/Dalla Piazza motion, the PTPC voted to allocate an additional ten minutes for the review of this plan. County and Zoning Officer comments were reviewed and a question of horses being allowed on these lots. After due consideration, and upon a proper motion, the PTPC voted unanimously to table this plan so that the outstanding engineer comments may be addressed.

Morrison Inc. Preliminary Land Development Plan, File # 2009-04 – Mr. Lupyak of Melham Associates represented Mr. Morrison and discussed some stormwater questions with the Engineer. Engineer offered that the applicant requests that the plan change from preliminary to a preliminary/final plan with the phases still being shown. Mr. Lupyak offered that the phases are construction phases. He continued that the all the infrastructure would be constructed in Phase One except the pond for the storage area in Phase Three.

After due consideration, and upon a Dalla Piazza/Maguire motion, the PTPC voted unanimously to table this plan upon your request so that the outstanding engineer comments may be addressed.

Charles E. Stoner Final Subdivision Plan, File # 2009-06 – Darrin Foster represented Mr. Stoner and explained that Mr. Stoner is moving a lot line to remove the house from the airport and attached it to the property east of the house. Both new lots will have road frontage. The PTPC requested the SEO inform the PTPC if the soils test would be required for Lot 19A.

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The consensus of the PTPC was that the Engineer is not required to review this plan.

After due consideration, and upon a Dalla Piazza/Martz motion, the PTPC voted unanimously to table this plan upon your request so that the outstanding County/Zoning Officer comments may be addressed.

Philip E. & Vicki J. Neufield Final Subdivision Plan, File # 2009-07 – Mr. Roger Watson of Navtech represented Mr. Neufield. He offered that Mr. Neufield would like to move a lot line. A discussion on the location of the sewer line ensued and the PTPC suggested that Mr. Watson talk to Sam Auxt of the PTMA. Upon a Maguire/Dalla Piazza motion, the PTPC voted to grant ten more minutes for this plan. The consensus of the PTPC was that the Engineer is not required to review this plan.

After due consideration, and upon a Maguire/Martz motion, the PTPC voted unanimously to table this plan upon your request so that the outstanding County/Zoning Officer comments may be addressed.

Mutzabaugh's Fuel Depot Final Land Development Plan, File # 2009-08 – Mr. Robert Shaffer, Jr. represented Mr. Mutzabaugh and offered that the decision on the Conditional Use is still pending from the Board of Supervisors. A discussion commenced on the Zoning Officer's comment letter dated July 20, 2009. It was advised that the applicant discuss the matter with the Zoning Officer. The PTPC questioned that length of car stacking for the exit of the parking lot.

The PTPC directed the Engineer to review the stormwater issues and financial security.

After due consideration, and upon a Maguire/Dalla Piazza motion, the PTPC voted unanimously to table this plan upon your request so that the outstanding engineer comments may be addressed.

Dave Hazzard Zoning Hearing Board, Docket # 2009-07 – Secretary informed the PTPC that Mr. Hazzard would like to place a garage in front of his home. After discussion and upon a Maguire/Adams motion, the PTPC voted unanimously to recommend denial of the variance as the application does not address the following questions.

1. What hardship is caused by meeting the requirement?
2. Why can not the garage be placed behind the private Driveway?

NEW BUSINESS

Brian Adams Conditional Use, Docket CU 2009-08 - Secretary informed the PTPC that Mr. Adams is requesting to change his business. She explained that he lives in a Low Density Residential District and to have a home business requires a conditional use. After discussion and upon a Dalla Piazza/Maguire motion, the PTPC voted unanimously to recommend approval of the conditional use request as there is no detrimental conditions for denial.

Upon the completion of all business and with a Maguire/Dalla Piazza motion, the PTPC voted unanimously to adjourn the meeting at 9:40p.m.

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COMPREHENSIVE PLAN (Plan) Continued

The PTPC reopened the workshop at 9:41 p.m. A discussion commenced on the next step in reviewing the Plan. Upon a motion by Dalla Piazza/Maguire motion, the PTPC voted unanimously to send a letter to Duncannon Borough and Wheatfield Township asking for a decision on whether or not they would be joining Penn Township in a Joint Comprehensive Plan. The PTPC decided that the letter should be sent from the PTPC to the Planning Commission.

Upon the completion of all business, and with a Dalla Piazza/Maguire motion, the PTPC voted unanimously to close the Workshop.

Respectfully Submitted;

APPROVED AUGUST 26, 2009

Brian R. Maguire
Secretary