

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

MINUTES OF FEBRUARY 15, 2016

The Penn Township Planning Commission (PTPC) met on February 15, 2016 at 6:30 p.m. in the Municipal Building. PTPC members present were Art Dalla Piazza, Ken Martz, Forrest Woodward and John Owen. 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 called the meeting to order.

WORKSHOP

The Workshop started at 6:30 p.m. regarding the Wind Ordinance of the Zoning Ordinance. The following changes were made.

Section 2.B. "Accessory Wind Energy Facility – A system designed as a secondary use on a lot, wherein the power generated is used primarily for on-site consumption.

Section 2.F. "Principal Wind Energy" – A system designed as the primary use on a lot, wherein the power generated is used primarily for off-site consumption.

Section 3 – USES

- A. Wind Energy facility shall be considered a Conditional Use. ~~in the following zones: Agricultural/Rural and Forest Conservation.~~
- B. Accessory Wind Energy Facility shall be considered a Conditional Use in all zones except High Density Residential (R2).
- C. No Wind Energy Facility shall be permitted in the Steep Slope Conservation Overlay District.

Section 5.D. The Wind Energy Facility shall be properly maintained and be kept free from all hazards, including, but not limited to faulty wiring, loose fastenings, being in an unsafe condition or detrimental to public health, safety or general welfare. In the event a violation of any of the foregoing provisions, the Zoning Officer shall give written notice specifying the violation to the owner or operator to conform or to remove the Wind Energy Facility.

Section 6. PERMIT APPLICATION

- A. The Zoning/Building Permit
- B. Among other things, the application shall contain the following:
 - 1. A narrative describing the proposed Wind Energy Facility, including an overview of the project; the project location; the approximate generating capacity of the Wind Energy Facility; the approximate number, representative types and height or range of heights of Wind Turbines to be constructed, including their generating capacity, dimensions and respective manufacturers, and a description of ancillary facilities. Standard drawings of the wind turbine structure and stamped

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engineered drawings of the tower, base, footings, and/or foundation as provided by the manufacturer.

7. The owner of a Wind Energy Facility shall provide written confirmation that the public utility to which it will be connected has been informed of the customer's intent to install a grid connected system and approved of such connection.

Upon a Dalla Piazza/Martz motion the Workshop closed at 7:08 p.m. The meeting opened at 7:09 p.m.

VISITORS –All Visitors were acknowledged.

MINUTES – The minutes of the January 18, 2016 Planning Commission were presented. After discussion and upon a Martz/Woodward motion, the PTPC voted unanimously to approve the January 18, 2016 PTPC minutes with corrections of the people making a motion to close the meeting and the time the workshop opened.

CORRESPONDENCE – Secretary presented the letter from Yiengst showing the timeline of the completion of their development and the information sent by the Perry County Conservation District

SUBDIVISION/LAND DEVELOPMENT PLANS

Subdivision Plan 1616 State Road and 1620 State Road, File # 2016-02 – The PTPC reviewed the County and Zoning Officer Comments for the plan. After discussion and upon a proper motion, the PTPC voted unanimously to recommend approval of the Alteration of Requirements (AOR) for Section 306, *Preliminary Plat Procedure* of the Township Subdivision and Land Development Ordinance due to the simple nature of this plan and the lack of any proposed earth moving activities.

After discussion and upon a proper motion, the PTPC voted unanimously to recommend approval of the AOR for Section 309.A.11, *Contours of 5 feet or less*, of the Township Subdivision and Land Development Ordinance due to the fact there is no proposed construction as a part of this subdivision.

After discussion and upon a proper motion, the PTPC voted unanimously to recommend approval of the AOR for Section 309.B.4, *Erosion and Sedimentation Control Plan* of the Township Subdivision and Land Development Ordinance due to the fact there is no proposed construction as a part of this subdivision.

After discussion and upon a proper motion, the PTPC voted unanimously to recommend approval of the AOR for Section 509, *Standards for Curbs Gutters* of the Township Subdivision and Land Development Ordinance due to the fact there is no proposed construction taking place on either lot.

After discussion and upon a proper motion, the PTPC voted unanimously to recommend approval of the AOR for Section 510, *Standards for Sidewalks* of the Township Subdivision and Land Development Ordinance due to the fact there is no proposed construction taking place on either lot.

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After discussion and upon a proper motion, the PTPC voted unanimously to recommend approval of the AOR for Section 505, *Monuments and Markers* of the Township Subdivision and Land Development Ordinance due the location of the monuments that are required would have to be set in the middle of the stream that is located on the property.

After discussion and upon a proper motion, the PTPC voted unanimously to recommend approval of the AOR for Section 508, *Storm Water Management Construction Standards* of the Township Subdivision and Land Development Ordinance due to the fact there is no proposed construction, earth disturbances, or new impervious surfaces as a part of this subdivision.

After discussion and upon a proper motion, the PTPC voted unanimously to recommend approval of the Final Subdivision Plan 1616 State Road and 1620 State Road, File # 2016-02, contingent upon following items being completed.

1. The Engineer/Surveyors certification should be signed prior to final plan approval.
2. The certification of title and the dedicatory statement should be signed and notarized.
3. Plan Note 1, pertaining to the unification of lots 1A and 2A, should clearly state that lot 2A may not be sold as a separate stand-alone lot.

Ken Lenker Zoning Hearing Board Variance, Docket #2016-02 - The Planning Commission has reviewed this request and recommends that the Board of Supervisors participate in this Hearing with the attorney attending.

New Business

2015 Summary – Upon a Dalla Piazza/Martz motion the Planning Commission approved the 2015 Summary.

Upon the completion of all business and with a Martz/Dalla Piazza motion, the PTPC voted unanimously to adjourn the meeting at 8: 55 p.m.

Respectfully Submitted;


Helen Klinepeter
Recording Secretary