

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

MINUTES OF APRIL 18, 2016

The Penn Township Planning Commission (PTPC) met on April 18, 2016 at 6:30 p.m. in the Municipal Building. PTPC members present were Ed Chism, Chairman, 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. Chairman Chism called the workshop to order.

WORKSHOP

The Workshop started at 6:30 p.m. regarding the wind energy of the Zoning Ordinance. The PTPC made the following changes:

Section 3 – USES

- A. Principal Wind Energy facility shall be considered a Conditional Use in the following zones: Agricultural/Rural and Forest Conservation.

Section 6.B.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 approval of such connection.

Section 8 - SETBACKS

- D. No part of a Wind Energy Facility shall extend over parking areas, access drives, driveways or sidewalks
- E. The number of ground mounted Accessory Wind Energy Facility per lot shall be related to the energy capacity of the system and the electric consumption of the principal use on the lot. The electrical generation capacity of the Accessory Wind Energy Facility shall not exceed the electrical generation needs of the principal use on the lot. The electrical generating capacity of the Accessory Wind Energy Facility and the electric consumption of the principal use shall be provided. The number of ground mounted Accessory Wind Energy Facility permitted on a lot shall be limited upon lot size and follow the schedule below.

| Lot Size | Maximum Number of Ground Mounted Accessory Wind Energy Facility per Lot |
|----------------------|---|
| Less Than 5 Acres | 1 |
| 5+ Acres to 10 Acres | 2 |
| 10+ Acres | 3 |

- F. Ground mounted Accessory Wind Energy Facility shall be prohibited in front yards, between the principal building and the street right-of-way.

Upon a Dalla Piazza/Owen motion the Workshop closed at 7:00 p.m.
The meeting opened at 7:01 p.m.

VISITORS – All visitors were acknowledged.

MINUTES OF APRIL 18, 2016

Page 2 of 4

MINUTES – The minutes of the February 15, 2016 Planning Commission were presented. After discussion and upon a Martz/Woodward motion, the PTPC voted unanimously to approve the February 15 PTPC minutes with typographical changes.

CORRESPONDENCE – Secretary presented the letter from Perry County Planning Commission, PTS letter approving the 1616 & 1620 State Road Subdivision Plan and the PTS letter to Commissioner Rudy regarding zoning changes.

SUBDIVISION/LAND DEVELOPMENT PLANS

Steven R. and Charlene m. Owen Final Subdivision Plan, File # 2015-05 – Joe Burget of Burget and Associates explained that the family is subdividing four lots for sale. John Owen notified the Commission he is not associated with Mr. or Mrs. Owen.

After discussion and upon a Owen/Dalla Piazza 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 fact that the plan is proposing to create only four new lots, we ask that the plan be reviewed as a final plan submittal. This recommendation is subject the name being changed to include Land Development

After discussion and upon an Owen/Dalla Piazza motion, the PTPC voted unanimously to recommend approval of the AOR for Section 309.A.a, *Plan Scale*, of the Township Subdivision and Land Development Ordinance to aid in creating a clear and legible plan for review, we ask for relief from using the specified plan scale.

After discussion and upon a Owen/Dalla Piazza motion, the PTPC voted unanimously to recommend approval of the AOR for Section 309.A.7, *Map Scale*, of the Township Subdivision and Land Development Ordinance due to the size of the property, we ask for relief from providing an overall property map at a scale of 1"=400'.

After discussion and upon a Owen/Dalla Piazza motion, the PTPC voted unanimously to recommend approval of the AOR for Section 309.A.28.4, *Erosion and Sedimentation Control Plan* of the Township Subdivision and Land Development Ordinance due to the fact that the plan is proposing to create only four new building lots, we ask that the plan not be approved by the Perry County Conservation District. The plan depicts ESC control measure with an estimated area of disturbance of less than 1 acre, per lot not requiring a NPDES permit.

After discussion and upon a Owen/Woodward motion, the PTPC voted unanimously to recommend approval of the Steven R. and Charlene m. Owen Final Subdivision Plan, File # 2015-05 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. The Sewage Planning Module/Waiver shall be approved by DEP.

MINUTES OF APRIL 18, 2016

Page 3 of 4

4. A deed of dedication should be prepared and submitted to the Township for review.
5. The plan should generally indicate a location of the seepage pit pipe on each lot to ensure stormwater will not be directed onto an adjacent property.
6. A Stormwater Management Agreement to be presented for review.
7. A concrete monument should be placed where the dedicated right-of-way intersects the property line.

DEP Module for the Steve and Charlene Owen Final Subdivision Plan, File # 2016-03 - The Penn Township Planning Commission, the above mention DEP Module was reviewed, and upon a Dalla Piazza/Woodward motion, the PTPC recommends approval to the Penn Township Board of Supervisors.

Matthew Wolf Final Subdivision Plan, File # 2016-04 – Mr. Wolf explained that this is a one lot subdivision from his father’s property. Ken Martz abstained from action on this plan as he has use of the property.

After discussion and upon an Owen/Dalla Piazza 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 fact that the plan is proposing to subdivide 10 acres from Lot #1 to create a Lot.

After discussion and upon an Owen/Dalla Piazza 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 as corners existing and proposed have existing iron pins or nails all read set. The new boundary line is an existing private right-of-way.

After discussion and upon a Owen/Dalla Piazza motion, the PTPC voted unanimously to recommend approval of the AOR for Section 508, *Stormwater Management Construction Standards*, of the Township Subdivision and Land Development Ordinance due to the lot being ten (10) acres and the proposed improvements being somewhat centered on the lot. This will prevent any runoff from flowing onto neighboring properties.

After discussion and upon an Owen/Dalla Piazza motion, the PTPC voted unanimously to recommend approval of the AOR for Section 509, *Standards for Curbs and Gutters*, of the Township Subdivision and Land Development Ordinance as there are no curbs and gutters installed along UMCA Drive.

After discussion and upon an Owen/Dalla Piazza motion, the PTPC voted unanimously to recommend approval of the AOR for Section 510, *Sidewalks* of the Township Subdivision and Land Development Ordinance as there are now sidewalks installed along UMCA Drive.

After discussion and upon a Owen/Dalla Piazza 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 that will be less than an acre disturbance.

MINUTES OF APRIL 18, 2016

Page 4 of 4

After discussion and upon a Owen/Dalla Piazza motion, the PTPC voted unanimously to recommend approval of the AOR for Section 309.B.4.e, *Erosion and Sedimentation Control Plan* of the Township Subdivision and Land Development Ordinance due to the fact that will be less than an acre disturbance.

After discussion and upon a Dalla Piazza/Owen motion, the PTPC voted unanimously to recommend approval of the Matthew Wolf Final Subdivision Plan, File # 2016-04, 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. The Sewage Planning Module/Waiver shall be approved by DEP.
4. The Easement and Road Maintenance Declaration shall be agreed to and signed by all parties.
5. A note is placed on the plan noting the Stormwater drainage on the Private Right-of-Way.
6. A monument be placed at the North-East Corner of the Right-of-way
7. The lots should be renumbered to be aligned with older plans.

Brian and Rachel Fuller Zoning Hearing Board Variance, Docket #2016-03 – Mr. Fuller explained that they would like permission to have two miniature horses and chickens for 4-H projects and to teach their children the important values of hard work and responsibility. Upon review and Dalla Piazza/Martz motion, the Planning Commission has reviewed this request and recommends that the Board of Supervisors participate if needful of the issues.

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

Respectfully Submitted;


Helen Klinepeter
Recording Secretary