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

MINUTES OF OCTOBER 17, 2016

The Penn Township Planning Commission (PTPC) met on October 17, 2016 at 6:30 p.m. in the Municipal Building. PTPC members present were Ed Chism, Chairman, Ken Martz, Forrest Woodward and John Owen. Others present were Township Secretary Helen Klinepeter (Secretary). 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 changes to the Mixed-Use Commerce District, and Agritourism of the Zoning Ordinance.

Wind Ordinance – The Planning Commission reviewed the changes and declared themselves satisfied with all changes.

Mixed Use Commerce Zone – The Planning Commission reviewed the information provided by Mr. Dalla Piazza and the discussion commenced in regards to having the Limited Industrial Use to be in Permitted or Conditional Use. The information from Mr. Dalla Piazza was considered too much detail for review.

The Planning Commission stated that the changes to the Limited Industrial Uses definition are favorable. The Planning Commission made the decision to change the Limited Industrial Uses to Conditional Uses for the following reasons.

1. To protect the surrounding properties.

2. To have control over the traffic, noise, any other situation that may occur.

The Planning Commission eliminated the words "and similar products".

The Planning Commission thanked Mr. Dalla Piazza for his hard work and the research he did.

Upon a Chism/Dalla Piazza motion the PTPC closed the Workshop and opened the Meeting at 7:02 p.m.

VISITORS

. **Joe Burget** – Jeff Forrer is represented by Mr. Burget with a sketch plan. Mr. Forrer would like to demolish the house on the property and expand the parking lot. The driveway for the house would be removed. He is planning to block the entrance from 11/15 and have the only driveway as the existing car lot driveway. Discussion on the impervious surface of the new paving and lighting along with the water berm was discussed. A retaining wall will be placed along Spur Lane.

MINUTES – The minutes of the September 19, 2016 Planning Commission were presented. After discussion and upon a Martz/Woodward motion, the PTPC voted unanimously to approve the September 19, 2016 PTPC minutes with typographical changes.

OLD BUSINESS

Agritourism – The Planning Commission agreed on the definition of Agritourism as any agriculturally based operations or activity that brings visitors to a farm or ranch. This subject was tabled for further review.

MUC District - Upon an Owen/Woodard motion, the PTPC recommends to approve of the modification definitions and changes minus "similar products". The change of the MUC district of Section 1003 Permitted Uses; Subparagraph 14 – Limited Industrial Uses to become 1005 Conditional Uses' Subparagraph 4 – Limited Industrial Uses. The addition of Subparagraph z. Alcoholic Beverages and Tobacco and a. Horticulture, Gardening, Nursery, Greenhouse or Commercial Greenhouses uses conducted predominantly inside Buildings.

Upon a Woodard/Martz motion, the PTPC voted to adjourn the meeting at 8:45 p.m.

Respectfully Submitted;

Helen Klinepeter

Helen Klinepeter
Recording Secretary