

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

**MINUTES OF JANUARY 16, 2017**

The Penn Township Planning Commission (PTPC) met on January 16, 2017 at 6:30 p.m. in the Municipal Building. PTPC members present were Ed Chism, Chairman, Art Dalla Piazza, Ken Martz, and Forrest Woodward. Others present were Township Secretary Helen Klinepeter (Secretary) and Max Shradley (Engineer). A list of visitors attending is available in the Township Office. Mr. Chism called the meeting to order.

**WORKSHOP**

The Workshop started at 6:30 p.m. regarding the Agricultural Tourism. Mr. Dalla Piazza presented some proposed wordage for the Agritourism. The Planning Commission decided to place all Agricultural Tourism as a Conditional Use as follows:

**SECTION 1502.3.e** - Buildings shall comply with the minimum setback requirements of the zoning district. Temporary buildings or stands shall be located ~~behind~~ not less than twenty (20) feet from the legal right-of-way line and be located so as not to constitute a traffic hazard, in the opinion of the Code Enforcement Officer.

**Section 1654**

3 - Minimum lot area required: ~~twenty-five (25)~~ fifteen (15) contiguous acres.

9. A traffic control plan must be submitted to and approved by the Township Police Department prior to receiving a permit for an agricultural entertainment use.

10. Lighting. Lighting may be used for agricultural entertainment uses for the duration of the event only, and may not shine or produce glare on adjacent properties. (See Section 1312 Illumination)

11. Signs. A total of ~~thirty-two (32)~~ Fifty (50) square feet of sign area shall be permitted. The sign area may be divided into no more than two (2) signs. The signs may be put in place no more than two (2) weeks prior to the event and must be removed within five (5) days of the conclusion of the event. No more than ~~thirty-two (32)~~ fifty (50) square feet of sign area for the farm entertainment use shall be permitted at any time on any one (1) property. The signs must have a sign permit and shall be subject to all applicable requirements of Section 1501, SIGN REGULATIONS. No off-premises signs are permitted unless approved by the township.

Upon a Dalla Piazza/Chism motion the Workshop closed at 7:05 p.m.

The meeting opened at 7:06 p.m.

**RE-ORGANIZATION**

Upon a Dalla Piazza/Woodward motion, the PTPC unanimously voted Ken Martz as Chairman, John Owen as Vice-Chairman and Arthur Dalla Piazza as Secretary.

**VISITORS** – All visitors were acknowledged.

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**MINUTES** – The minutes of the November 21, 2016 Planning Commission were presented. After discussion and upon a Dalla Piazza/Woodward motion, the PTPC voted unanimously to approve the November 21, 2016 PTPC minutes.

**CORRESPONDENCE** – Secretary presented an invitation to the Medical Cannabis Workshop/Informational Meeting.

### **SUBDIVISION/LAND DEVELOPMENT PLANS**

**ACD Reality Land Development Plan, File # 2016-05** – Upon the request of applicant this plan was tabled with a Dalla Piazza/Woodward motion. The following are comments from the Planning Commission Members who reviewed the plan.

Section 1401 – Should there planting in the parking lot.

Section 1401 – A buffer along Spur Lane for the Residents living on Spur Lane.

On the plan shows the driveway onto Spur Lane is to stay. There are concerns with this.

In October, at the Planning Commission Meeting, Mr. Burget stated that the driveway to the house would be removed. There is a driveway shown on the plan stating the residential driveway permit is to stay.

- a. A new driveway permit would need to be obtained for commercial uses. Site distances would need to be placed on the plan.
- b. Why do you need a driveway there? During the October PC meeting it was stated that all traffic would be through the existing driveway from 11/15. There is also an access to Spur Lane on the opposite side of the property that was allowed for access by the owner.

Secretary was directed to send this information to the Engineer and Zoning Officer.

**Gregory Schneck Conditional Use Request** – Mr. Schneck offered that he would like to place a food truck along SR 11/15 at the Ward Property. He plans to leave the truck parked there unless there is a function that he will attend. The truck tank has a 40-gallon water capacity. After questions were answered concerning the disposal of the grey water, obtaining fresh water and hours of operation and lighting, and a Dalla Piazza/Woodward motion, the PTPC voted unanimous to recommend approval of the Conditional Use with the condition that there will be no disposal of water on the site and fresh water would be brought in to the location.

Upon the completion of all business and with a Dalla Piazza/Woodward motion, the PTPC voted unanimously to adjourn the meeting at 7:45 p.m. and reconvene the workshop.

The Planning Commission finished reviewing the all Agricultural Tourism.

### **Section 1644 –Markets (Indoor/Outdoor)**

- A. Indoor and Outdoor Flea Markets are permitted as a conditional use in the Commercial District subject to the following criteria:

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- B. Farmers Markets are permitted by right Conditional Use in the Agricultural/Rural and Commercial District subject to the following criteria:

Secretary was to get the definition of the Cumberland County Farmer's Market

Upon a Dalla Piazza/Woodward motion, the Workshop was adjourned at 8:09 p.m.

Respectfully Submitted;

  
Helen Klinepeter  
Recording Secretary