

**PENN TOWNSHIP PLANNING COMMISSION
MINUTES OF FEBRUARY 20, 2017**

Page 1 of 3

The Penn Township Planning Commission (PTPC) met on February 20, 2017 at 6:30 p.m. in the Municipal Building. PTPC members present were Ken Martz, Chairman, Art Dalla Piazza, and Ed Chism. 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 called the meeting to order.

WORKSHOP

The Workshop started at 6:30 p.m. regarding the Agricultural Tourism. The following are the changes proposed.

Section 202 — Specific words and Phrases of the Zoning Ordinance are hereby amended as followings;

Agricultural Products Sign: A sign which identifies agricultural products **for sale or** used on the on the farm ***

Roadside Stand Sign: A sign that directs attention to a Roadside Stand as permitted by the ordinance

Section 402 — Permitted Uses

12. Roadside stands for Sale of Agricultural Products Grown on Site (see Section 1653)

Section 504 — Conditional Uses of the Zoning Ordinance are hereby amended as followings;

26. Agricultural Tourism Enterprises) Agricultural Entertainment Usef, (see Section 1654)

27. Farmers market (see Section 1644)

28. Agricultural Sales of Farm Products (see Section 1653) **Section 805 — Conditional Uses**

19. (Outdoor/indoor) flea or farmer's markets (See Section **1644**)

Section 1501 — General Standards, 3. Specific Regulations of the Zoning Ordinance is hereby amended as followings;

q . **Roadside Stand Signs** as permitted for a temporary roadside stand shall be displayed for a period of one hour before the stand opens and shall be removed one hour after the close of business on a daily basis. The signs shall be at least five (5) feet off the shoulder of the road.

Section 1644 — find oar/Outdoor) Flea Markets or Farmers Market

**PENN TOWNSHIP PLANNING COMMISSION
MINUTES OF FEBRUARY 20, 2017**

Page 2 of 3

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

The meeting opened at 7:01 p.m.

MINUTES — The minutes of the February 20, 2017 Planning Commission were presented. After discussion and upon a Martz/Dalla Piazza motion, the PTPC voted unanimously to approve the February 20, 2017 PTPC minutes with typographical changes.

SUBDIVISION/LAND DEVELOPMENT PLANS

ACD Reality Land Development Plan, File Number 2016-05

After discussion and upon a Dalla Piazza/Chism motion, the PTPC voted unanimously to recommend approval of the Alteration of Requirements (AOR) for Section 304 and 306, *Preliminary Plat Procedure* of the Township Subdivision and Land Development Ordinance due to the fact that the plan is proposing to create a parking/sales display expansion, we ask that the plan be reviewed as a final plan submittal.

After discussion and upon a Dalla Piazza/Chism 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 Dalla Piazza/Chism 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 Dalla Piazza/Chism motion , the PTPC voted unanimously to recommend approval of the AOR for Section 512, *Street Trees*, of the Township Subdivision and Land Development Ordinance due to the fact that this a commercial property to be utilized as a visual sales display, we ask for relief from planning additional trees.

After discussion and upon a Dalla Piazza/Chism motion, the PTPC voted unanimously to recommend approval of the ACD Reality Land Development Plan, File Number 2016-05, contingent upon following items being completed.

1. Surveyor's certification shall be signed and sealed.
2. Ownership certification shall be signed and notarized
3. Improvement Guarantee will be posted prior to final plan approval.

**PENN TOWNSHIP PLANNING COMMISSION
MINUTES OF FEBRUARY 20, 2017**

Page 3 of 3

**PENN TOWNSHIP PLANNING COMMISSION
MINUTES OF February 20, 2017**

Page 4 of 4

4. A Stormwater easement is required over the existing storm pipe and conveyance swale located along the southern property line. This size of the existing pipe and culvert shall be noted on the plan.
5. The overlapping text in the second line of the report's Pond Data sheet is illegible.
6. The soil infiltration test data was not included in the report. This information needs to be provided to confirm the 5 inch/hour rate used in the design.
7. The dimensions provided in the underground facility layout detail on sheet 4 needs to match the sizes stated and measured limits shown on sheet 3.
8. The Driveway on the driveway located on Spur Lane shall be removed.
9. There shall be trees planted between the commercial use and the residential use along Spur Lane.

2016 Summary — Upon a Dalla Piazza/Chism motion, the PTPC voted unanimously to table the 2016 Summary and to pass it to the Board of Supervisors

Upon the completion of all business and with a Dalla Piazza/Chism motion, the PTPC voted unanimously to adjourn the meeting at 8:05 p.m.

Respectfully Submitted;


Helen Klinepeter
Recording Secretary