

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

MINUTES OF JUNE 19, 2017

The Penn Township Planning Commission (PTPC) met on June 19, 2017 at 6:30 p.m. in the Municipal Building. PTPC members present were, Art Dalla Piazza, Ed Chism, 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. Vice-Chairman Owen called the meeting to order.

WORKSHOP

The Workshop started at 6:30 p.m. regarding the Food Trucks and Agricultural Tourism. The PTPC discussed what could be and could not be regulated. Mr. Woodward informed the Commission that the Department of AG regulates Food Trucks in the water and waste.

The PTPC discussed Agricultural Tourism with the following changes:

Agritourism enterprise - means an enterprise located at an agricultural operation or facility, which is conducted for the enjoyment and education of visitors, guests or clients, and that generates income for the owner / operator. Agritourism is also the act of visiting a working agricultural operation for the purposes of enjoyment, education or active involvement in the activities of the agricultural operation that also adds to the economic viability of the agricultural operation. Agriculture or agricultural production must be the primary use of the land.

Section 1655 – Agritourism Enterprise

Agritourism uses, activities and agriculturally related experiences where limited new structure is involved, i.e. corn / crop mazes, hay bale sculptures and similar crop art installations, hayrides, animal feeding, manned and unmanned you-pick operations, petting zoos, farm tours and agricultural clinics, seminars or classes, etc. shall be located, designed and operated so as not to interfere with normal agricultural practices on and off site, or to convert agricultural lands to a non-agricultural use. On site farm stays, garden plots, horseback riding, walking and bicycling tours and trails, cross country skiing, fishing and hunting, bird watching and recreation related operations compatible with the primary agricultural use as the Township may determine on a case by case basis that meets the purpose and intent of this Section.

1. Agritourism uses and activities shall be consistent with the size, scale, and intensity of the existing agricultural or resource use of the property and the existing buildings on the site.
2. Agritourism uses and activities, including new buildings, parking, or supportive uses, should not be located outside the general area already developed for buildings and residential uses and shall not otherwise convert more than one acre of agricultural or resource land to nonagricultural or non-resource uses.
3. Agritourism uses shall meet applicable setback, vehicular access, customer parking, lighting standards, and Agricultural Products signage.
4. Description of proposed enterprise and plan of operation. A sketch plan/land development plan, as required by the Township, identifying the location and dimensions of all structures, parking areas, existing and proposed access driveways, parking and vehicular turning areas,

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sanitary facilities (if required), areas where visitors will be permitted and restricted, and landscaping if required to buffer adjacent properties.

5. Hours of operation shall be approved by the Township.
6. The applicant shall submit evidence that all township, state and federal requirements have been met prior to the issuance of a final occupancy permit.

Upon a Woodward/Chism motion the Workshop closed at 7:00 p.m.

The meeting opened at 7:01 p.m.

VISITORS – All visitors were acknowledged.

MINUTES – The minutes of the May 15, 2017 Planning Commission were presented. After discussion and upon a Dalla Piazza/Woodward motion, the PTPC voted unanimously to approve the minutes.

SUBDIVISION/LAND DEVELOPMENT PLANS

Abundant Harvest Conditional Use- A discussion commenced on the Conditional Use. It was noted that this is for an expansion of more than 50% of a conditional use. The expansion would consist of the building and parking lot. The stormwater detention pond would also be expanded.

After discussion and upon a Chism/Woodward motion, the PTPC voted unanimously to recommend approval of the Abundant Harvest Church, Inc. Conditional Use Application contingent upon following:

1. All possible future uses being part of the Conditional Use.

PA Options Medical Marijuana Growing and Processing Plant, File # 2017-01 – Craig Raynor of Pennoni represented PA Options. Mr. Raynor offered that there are two growing pods with a later expansion to 6. They are planning to have 40 employees, with a 24/7 production. 1,400 gallons of water per day, water will be to the rain garden and to the basins for recirculation into the plant. There will be sprinklers in one area. The fence will be 10' high with an angle at the top and barb-wire. There will be screening on the north side, the North/West Corner of the lot will have a 4' berm.

Mr. Vern Lepperd of 341 New Bloomfield Road offered that he would like to have the lights not shine into his house, either pole light or vehicle headlights. Mr. John Spagnola of PA Options offered that the lights would be inside the building and the pole lights would be angled down so that no light would bleed onto other properties as per the zoning ordinance. Mr. Lepperd asked that he like to see an earthen berm and the planting of trees, and extend it down further. Mr. Spagnola explained that he would be digging six (6) feet down below the grade of the land and pushing the earth to make the berm. The security fence would have slates in it that will be added light protection. Mr. Spagnola explained that the outside lights will be a low-level light.

The PTPC gave 15 more minutes for this plan upon a Dalla Piazza/Chism motion.

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Mr. Lepperd asked if a generator will be brought in, as he would not like the noise of a diesel engine running. Mr. Raynor offered that there will be no generator on site, if a generator is needed it would be brought in only for that emergency and it would not be a diesel generator.

The PTPC gave 15 more minutes for this plan upon a Dalla Piazza/Chism motion.

The fences were discussed. There will be an outer and inner fence.

After discussion and upon a Dalla Piazza/Woodward, 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 based on the limited scope of project proposed and location within an existing business park a preliminary plan submission is not necessary.

After discussion and upon a Dalla Piazza/Woodward, 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/Woodward, the PTPC voted unanimously to recommend approval of the AOR for Section 512, *Street Trees*, of the Township Subdivision and Land Development Ordinance as the applicant is proposing 4 large shade trees, 11 ornamental trees and 229 evergreen trees on site. Street trees located along Perry Avenue would need to be located within the public right-of-way or adjacent 25' General Utility Easement.

After discussion and upon a Dalla Piazza/Woodward, the PTPC voted unanimously to recommend approval of the AOR for Section 507.E.8, *Stormwater Basin Bottom Slope* of the Township Stormwater Ordinance as the applicant is proposing a flat bottom for infiltration purposes.

After discussion and upon a Dalla Piazza/Woodward, the PTPC voted unanimously to recommend approval of the AOR for Section 513A, *Stormwater Runoff Calculations Method* of the Township Stormwater Ordinance as the applicant is proposing the Rational Method due to the project area being only 8.17 acres.

After discussion and upon a Dalla Piazza/Woodward, the PTPC voted unanimously to recommend approval of the AOR for Section 507.E05, *Stormwater Basin Freeboard* of the Township Stormwater Ordinance as 1 foot of freeboard is the current engineering standard for permanent stormwater management basins. The 2- foot free board is typical of temporary sedimentation basin. The rain garden is not a stormwater basin and therefore does not have the freeboard requirements.

After discussion and upon a Dalla Piazza/Woodward, the PTPC voted unanimously to recommend approval of the Medical Marijuana Growing Processing Plant (PA Options), File # 2017-01, with the following conditions;

1. The PADEP approval of the Planning Module for New Land Development is to be submitted before recording of the plan.

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2. Erosion and Sedimentation Control Plan approval from the Perry County Conservation District is to be submitted before the recording of the plan.
3. DEP Worksheet 5 needs to be provided for Areas A and C to confirm the minimum required volume of the plans to the Township Engineer.
4. The Engineer/Surveyors certification should be signed prior to final plan approval.
5. The certification of title and the dedicatory statement should be signed and notarized.
6. Improvement guarantees shall be posted prior to final plan approval.
7. The outfall pipe diameter used in the routings for the rain garden needs to be revised to match the plans.
8. Reference information for the runoff coefficients needs to be included in the Stormwater Management Report.
9. A Stormwater Maintenance Agreement is to be completed before recording of the plan.
10. The drainage easement around the stormwater facilities.
11. A note on the plan stating that an As-built Plan will be submitted.
12. The Fire Company and the EMS review the plan and any comments are to be addressed.
13. A note on the plan that the north side of the fences will have slat screening placed on the fence.
14. A note on the plan that a post light inspection will be conducted to minimize the light intrusion.
15. A driveway permit will be obtained from the Township.
16. Proof of connection to the public water system.
17. The deed be revised for the combination of lots 11 and 12.

Upon the completion of all business and with an Owen/Dalla Piazza motion, the PTPC voted unanimously to adjourn the meeting at 9:20 p.m.

Respectfully Submitted;

Helen Klinepeter
Recording Secretary