

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

**MINUTES OF AUGUST 21, 2017**

The Penn Township Planning Commission (PTPC) met on August 21, 2017 at 6:30 p.m. in the Municipal Building. PTPC members present were, Ken Martz, Art Dalla Piazza, and John Owen. Others present were Township Secretary Helen Klinepeter (Secretary). A list of visitors attending is available in the Township Office. Chairman Martz called the workshop to order.

**WORKSHOP**

The Workshop started at 6:30 p.m. discussing the information that Mr. Chism presented to the PTPC regarding Stone Mill Estates. The topics of Stormwater, number of units and roads taken over by the Township. It was also discussed about the requirement of a new preliminary plan or a modification of the existing preliminary plan.

Upon an Owen/Dalla Piazza 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 July 17, 2017 Planning Commission were presented. After discussion and upon a Dalla Piazza/Owen motion, the PTPC voted unanimously to approve the minutes with the following changes.

**SUBDIVISION/LAND DEVELOPMENT PLANS**

**Conditional Use for Perdix Fire Company (Mojo Taco)** – Joe Burget represented the Perdix Fire Company and Joyce Hand. Mr. Burget explained that Mrs. Hand is proposing to move her food truck business from the Ward property to the Perdix Fire Company property on SR 11/15. Mr. Burget offered that the location is behind the ice cream shop. The PTPC asked questions concerning where the water would come from and where the gray water would be deposited. Mr. Burget stated that the gray water will be placed into the sewer system. The water would be drawn from the DEP approved well. Upon a Dalla Pizza/Owen and upon a proper motion, the PTPC voted unanimously to recommend approval of this Conditional Use.

Upon the completion of all business and with an Owen/Dalla Pizza motion, the PTPC voted unanimously to adjourn the meeting at 7:09 p.m.

The PTPC reopened the workshop to discuss the Agritourism with the following being discussed:

Mr. Dalla Pizza offered that he tried to clarify Section 1654 and Section 1655 – Agricultural Enterprise and Agritourism.

**Section 202 – Specific words and Phrases**

**Winery/Beer Garden** - a building or property that produces wine, or a business involved in the production of wine, such as a winery company. Some wine companies own many wineries. Besides wine making equipment, larger wineries may also feature warehouses, bottling lines, laboratories, and large expanses of tanks known as tank farms.

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#### **Section 504 – Conditional Uses**

26. Agricultural Enterprises (see Section 1654)
29. Winery/Beer Gardens (see Section 1654)

30. Uses which, in the opinion of the Board of Supervisors, are of the same general character as those listed as permitted uses and which will not be detrimental to the intended purpose of this district, final approval of the use shall be subject to the functions and procedures as identified in Section 1805 and Section 1820 of this Ordinance.

#### **Section 1654 – Agricultural Tourism Enterprises is hereby added as follows**

1. All agricultural ~~Tourism~~-Enterprises uses shall meet the requirements for water supply, sewage disposal and rest room facilities of the Pennsylvania Department of Environmental Protection, Department of Health and any other agency with jurisdiction.
2. The agricultural ~~Tourism~~ Enterprises use is ~~permitted~~ a conditional-accessory use only. If any of the conditions to which the agricultural principal use is subject to cease to be met, then the agricultural entertainment use shall also cease.
4. No activity, event or structure used for an agricultural ~~tourism~~ enterprises use shall be located within one hundred fifty (150) feet of a right-of-way line or residential property line, except for parking areas which may be located within one hundred (100) feet of a right-of-way line or residential property line.
5. No agricultural ~~tourism~~ enterprises use shall continue past 11:00 p.m. unless the owner of the property on which the agricultural entertainment use is being held obtains conditional use approval to allow for event hours beyond 11:00 p.m.
6. The following types of activities shall not be considered agricultural ~~tourism~~ enterprises
  - b. Flea markets except as may be permitted in accordance with this Code.
7. Specific agricultural ~~tourism~~ enterprises are subject to the following regulations:
8. Parking for agricultural ~~tourism~~ enterprises uses. Off-street parking areas shall be provided in designated areas to accommodate all attendees at any agricultural entertainment use. Driveways from public roads to parking areas shall have a paved apron at the entrance which is a minimum of one hundred (100) feet in length from the edge of paving, as well as a gravel tire-cleaning area fifty (50) feet in length.
9. A traffic control plan must be submitted to and approved by the Township prior to receiving a permit for an agricultural ~~tourism~~ enterprises use.
10. Lighting. Lighting may be used for agricultural ~~tourism~~-enterprises uses for the duration of the event only, and may not shine or produce glare on adjacent properties. (See Section 1312 Illumination)

#### **Section 1655 – Agritourism Enterprise**

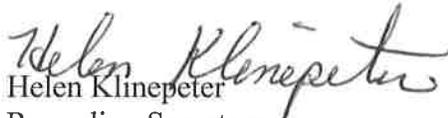
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Agritourism uses, activities and agriculturally related experiences where limited new structure is involved, i.e. corn / crop mazes, hay bale sculptures and similar crop art installations, hayrides, animal feeding, manned and unmanned you-pick operations, 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, ~~wineries~~, 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;

Upon an Owen/Dalla Piazza motion, the PTPC closed the workshop at 7:53 p.m.

Respectfully Submitted;

  
Helen Klinepeter  
Recording Secretary