

PENN TOWNSHIP BOARD OF SUPERVISORS
100 Municipal Building Road
Duncannon, PA 17020-1100

Henry A. Holman, Jr., Chairman

Charles H. Stoner, Vice Chairman

Robert E. Shaffer, Sr., Supervisor

MINUTES OF APRIL 27, 2005

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The Penn Township Board of Supervisors (PTS) met on Thursday, April 27, 2006 at 7:00 p.m. in the Municipal Building with the Penn Township Planning Commission (PTPC), the Development Support Team, and invited representatives of local and state government agencies to discuss the potential impact of large developments in the Township. Chairman Henry Holman, Jr., and Vice-Chairman Charles Stoner were in attendance. Other personnel present were Helen Klinepeter (Secretary) and Susan Long (Treasurer). PTPC members in attendance were Edward Chism, Brian Maguire, and Art Dalla Piazza, along with PTPC engineers Max Shradley and Frank Chlebnikow. A list of visitors attending is on file in the Township Office. The meeting was recorded to aid in the preparation of the minutes.

The meeting was opened by Jason Finnerty, Staff Planner for Tri-County Regional Planning Commission. He stated that he was present at the request of the PTPC to gather information concerning the Cove Mountain Development, a potential development of regional impact (DRI). He defined a DRI as any land development that, because of its character, magnitude or location will have substantial effect on the health, safety or welfare of citizens in more than one municipality. Mr. Finnerty said that letters were sent to municipalities in Perry County's Southeast Planned Development Section along with seven additional municipalities in the County.

Mr. Finnerty explained that the format of this evening's meeting was a trial-run for handling future developments in the County. He hoped that it would evolve into a useful format that other municipalities and the County could use. He stated that the Perry County Planning Commission is considering thresholds for identification of what constitutes a DRI for incorporation into the County comprehensive plan.

Ed Chism, PTPC Chairman, thanked the attendees for their presence. He stated that the goal of the meeting was to reach a better understanding of the impact and management of development in Penn Township in accordance with the Township's comprehensive and zoning plans.

Mr. Finnerty provided statistics relating to the Cove Mountain Development, including the projected number of housing units, school-age students, additional vehicular trips, and increase in population and workforce.

Mr. Finnerty asked the attendees to provide information involving any plans in the preliminary or final stages of development that they have received. Marysville Borough reported that 311 homes are planned for the south mountain, with a possible development on the north Mountain. Wheatfield Township reported no proposals of any magnitude.

It was asked if a traffic impact study would be required for the Cove Mountain Development. Mr. Chism replied that the developer had initiated a study. John Myers reported that traffic is backed up into Duncannon Borough during the morning rush hour and asked Scott Lehman to report back to PennDOT that Duncannon can not maintain its streets with the current level of funding.

Marysville Borough asked how the Harrisburg Area Transportation Study (HATS) could be used as a resource for municipal planning regarding transportation. Mr. Finnerty stated that he would forward contact information to HATS representatives so that they could respond to Marysville.

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A discussion was held on whether any municipality requires hydrological studies, with Wheatfield Township offering that several wells have been reported going dry. Mr. Finnerty offered that Penn Township is looking into requirements for community systems in its revised Subdivision and Land Development Ordinance (SALDO). Max Shradley added that the magnitude of the hydrologic studies depends on the size of the developments.

It was offered that, in developments of this type, the community is better served by purchasing the land for the open space, because within five years the cost of infrastructure within residential scattered development is higher than the taxes can ever be to pay for it. George Pomeroy offered that assistance can be provided by the Center for Land Use (Center) at Shippensburg University. He noted that the Center could provide build-out analysis for areas selected by municipalities. He explained that the analysis would calculate the maximum number of buildings that could be built in a particular area in accordance with current land-use regulations. He added that the analysis can be adjusted for steep slopes, flood plains, wetlands, set-backs, and developmental constraints and can project information such as school enrollment increases and the number of vehicular trips generated by the build-out.

Phil Robbins thanked Mr. Pomeroy for the services offered by the Center and noted that the data the Center uses comes through cooperative effort. He stated that cooperation is needed between state agencies and municipalities when facing the impact of large developments on the communities. Municipalities must join together because one municipality cannot react with the level of competency and money required to fight big development.

Mr. Holman expressed how the Cove Mountain development has already impacted him personally, even though no land has yet been purchased and no plan submitted. He asked those in attendance to realize that not only is there regional impact from developments of this magnitude, but also a tremendous amount of personal impact to the residents involved.

CeCe Novinger stated that she is co-founder of the Cove Mountain Preservation Group, whose role is to keep citizens informed and control rumors. She has heard that the developer has relayed to Susquenita School District that four traffic lights will be needed on Rt. 11/15, but has also heard tonight that the results of the traffic study are not yet known. It was offered that the traffic light information may have been a result of a Cumberland-Perry County Task Force study.

It was asked if Penn Township's zoning laws allow for the proposed number of houses. Frank Chlebnokow replied that no formal analysis has been made of the proposed numbers, but the Township is in the process of amending the SALDO and reviewing the zoning ordinance's treatment of open spaces. He added that the amending and reviewing procedures were initiated before interest was shown for development of this property.

Mr. Chism then asked for suggestions that Penn Township should now be considering. Marysville offered that increasing lot size would have helped them with the development on the south mountain, that the availability of public water and sewer makes developments easier to manage, that emergency medical, fire, and police protection services would need to be increased and should be negotiated with the developer. It was suggested that the developer should ask for parks or fees in-lieu-of. It was suggested that limits should be placed on impervious surfaces to encourage infiltration. Marysville noted that Penn Township appears to be in better position for development than Marysville was. Max Shradley offered that the Township is in fairly good shape but is looking to make it better.

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Mr. Finnerty thanked everyone for their presence and closed by asking the attendees to forward to him any comments about the format of this evening's meeting.

Respectfully Submitted,
Susan E. Long