

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 JUNE 28, 2006

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The Penn Township Board of Supervisors (PTS) met on Wednesday, June 28, 2006 at 6:00 p.m. in the Municipal Building to conduct a hearing on revisions to the Subdivision and Land Development Ordinance (SALDO). Chairman Henry Holman, Jr., Vice-Chairman Charles Stoner, and Supervisor Robert E. Shaffer, Sr. were in attendance. Other personnel present were Helen Klinepeter (Secretary), Susan Long (Treasurer), Rich Wagner (Solicitor), and Frank Chlebnikow (Engineer). A list of visitors is on file in the office.

A stenographer was in attendance to provide a complete transcript of the hearing.

PUBLIC COMMENT PERIOD

Paul Soltis

Mr. Soltis referred to a comment made previously by the chairman of the Penn Township Planning Commission (PTPC) that Supervisor Stoner was pro-development when he had asked for additional time to review the proposed changes to the SALDO. Mr. Soltis offered that the Township needed to encourage development and asked if the proposed revisions included regulations that would restrict the developer and prevent growth. Mr. Shaffer responded that he does not feel the proposed revisions infringe upon development. He continued that the comment made by the PTPC chairman was probably the result of frustration over the length of time it has taken for the revisions to get to this point. Mr. Stoner stated that his request for additional review time was due to the requirement that all plans for developments had to go to the Penn Township Municipal Authority (Authority) for review and approval,

Chairman Holman stated that he had asked the PTPC to re-consider the present requirement that all plans must go to the Authority for review and approval, explaining that he felt the Authority could use that to stall any developer for long periods of time. Mr. Shaffer responded that the Authority does not look at all developments, only those within a certain distance from sewer facilities. He added that the Authority is not concerned with on-lot systems, leaving that responsibility to the sewage enforcement officer. He explained that a copy of all plans are forwarded to the Authority, but the only ones that are reviewed are the ones that fall within the required distance for sewer facilities.

Chairman Holman noted that he was against the requirement for Authority review and approval because of the control it gives the Authority. He explained that he had attended Authority meetings and heard members tell its Engineer to encourage a developer to build his own wastewater treatment plant (WWTP) and discourage the utilization of the available WWTP in Duncannon Borough. He offered his concern over giving the Authority that type of control.

The Engineer noted that the requirement was standard language in this type of ordinance. He explained that, if a developer built a WWTP, the Authority would need to review and approve the design to ensure that it was built to Authority specifications.

The Solicitor explained that, within 90 days after a plan is filed, the PTS must act on it. The Authority must perform its review within the confines of that timeframe, and if not, the PTS can act without Authority input. He added that, irrespective of what the Authority determines, the PTS has final approval.

Mr. Stoner offered that he saw no merit in a plan being forwarded to the Authority if it only involved on-lot sewage. Mr. Shaffer responded that the plan is forwarded so the "left hand knows what the right hand is doing" and can work together. The Engineer noted that sections

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306.6, 306.7, 308.6 and 308.7 state that one copy of the plan is forwarded to the Authority as determined by the PTS and PTPC.

Ed Chism, Chairman, PTPC

Mr. Chism responded that the PTPC had concerns about plans being reviewed by only the three PTS members. If the Authority were not involved, it would have to live with the PTS's decision, even if the decision was not in agreement with what was planned for public sewer or water. There was concern that, if the requirement was removed, the decision would be made by only two supervisors, where currently it is being made by the Authority and PTS together. He relayed the consensus of the PTPC that responsibility for review and approval should be given to the Authority, on the basis that it was better to have the PTS differ from the decision of the Authority and make adjustments, than to remove the responsibility completely and lose continuity. Chairman Holman stated that he understood the concern of the PTPC, but that his concern stems from what he has heard at Authority meetings. Chairman Holman then offered to Mr. Soltis that he has not found any language that would be considered as being unfriendly to a developer.

Mr. Stoner then questioned why plans involving on-lot sewage should be forwarded to the Authority. Mr. Chism responded that the Authority should be given the opportunity for review in case it might be considering expansion into a particular area or in cases where large developments were planned and the Township might need to take over the sewage facilities. He agreed that, where nothing is planned, there was no need for Authority review.

Chairman Holman asked for further comments. Receiving none, he announced that a decision on adoption of the proposed revisions to the SALDO would be made at the PTS meeting held at 7:00 p.m. that evening. There was then a Holman/Shaffer motion to adjourn the hearing. Motion passed by unanimous vote of the PTS.

Respectfully Submitted,

Susan E. Long