

PENN TOWNSHIP BOARD OF SUPERVISORS

**100 Municipal Building Road
Duncannon, PA 17020-1100**

Henry A. Holman, Jr., Chairman

Lucinda (CeCe) Novinger, Vice-Chairman

Brian R. Maguire, Supervisor

**MINUTES OF AUGUST 21, 2013
Comprehensive Hearing**

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The Penn Township Board of Supervisors (PTS) met on Wednesday, August 21, 2013 at 7:00 p.m. in the Municipal Building to conduct A Comprehensive Plan (Plan) Hearing. Chairman Henry Holman, Vice Chairman Lucinda Novinger, and Supervisor Brian Maguire attended. Other personnel present were Secretary Helen Klinepeter (hereinafter referred to as Secretary), Engineer Frank Chlebnikow (hereinafter referred to as Engineer). A list of visitors attending is on file in the Township Office. Chairman Holman convened the hearing with the Pledge of Allegiance to the Flag and a moment of silence. The hearing was recorded to aid in the preparation of the minutes.

Chairman Holman questioned the Secretary on the advertising of the hearing. All persons wishing to speak were sworn in.

Chairman Holman turned the hearing over to Mr. Edward Chism for comments.

Mr. Chism offered the endeavor was to look at the existing Plan and see where there were problems and make suggestions for the future of the Township. The Future Land Use was also updated. The Plan was sent to the County for review and their suggestions and the 2010 Census information was incorporated.

Mr. Chlebnikow presented an overview of the Future Land Use. The last Plan update was in 1994. The rule of thumb for updates is every 10 years. Since the last update, the Zoning Ordinance, Park and Recreation Plan, an ACT 537 Plan and major updates to the Subdivision and Land Development Plan were adopted.

In 2010 there was a public meeting to gather information from the public. Information received from that public meeting was incorporated in the update. Mr. Chlebnikow explained that the Plan is a policy document. There was land zoned as Low Density and High Density Residential that was not being developed and not necessary at this time to accommodate the growth of the Township. The Future Land Use Plan shows that the areas in question would be returned to Forest Conservation and Agricultural/Rural. He offered that the County has reviewed the Plan and agreed with the Plan. Mr. Chlebnikow returned the hearing to Mr. Holman.

Nancy Valdez

1. How does eliminating Residential areas allow for growth, particularly on tax bases and the population of the School District. She felt it was counter-intuitive. *Mr. Holman offered that there is no land in the Township that cannot be built upon, unless it is agricultural preserved land. Forest Conservation can be built upon. Mr. Chism offered that the Planning Commission*

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(PTPC) is looked at the existing High Density Residential Zone, how much is used and how the land is currently laid out. This is a suggestion of what the Township may do in the future if the Zoning Map was to change.

2. If someone comes in and wants to develop under this new plan, is it a stumbling block? *Mr. Chism stated that no, this is a suggestion for future changes. The Plan does not change anything. Mr. Dalla Piazza offered that the changes are for a proposed growth area.*

John Gerner - Mr. Gerner acknowledged that this is policy document. It is a recommendation of a future zoning map change. He offered that the plan makes the recommendations to change the following:

1. Changes the lot size in Forest Conservation from 4 acres to a minimum of 10 acres.
2. Changes the minimum lot size in residential areas 1 1/2 to 2 acres.
3. Agricultural/Rural Zone to be reviewed, to severely restrict the Agricultural/Rural land for development.

Mr. Gerner offered that this Plan sets the stage for a slowdown of development in the Township. He pointed out that the Plan mentioned issues that affect the Township.

1. The population getting a lot older and when they retire do not contribute toward Earned Income Tax
2. The younger population is moving out of the Township.
3. The Township is not seeing growth.
4. The Plan does not make any analysis of these problems.

The Plan does not have any mention of an analysis of the changes for an educated guess. He offered that the Township has to look forward to the future.

Mr. Holman offered that the County Planning sessions stated the same sentiments. If the land owner does not wish to sell, the land will not be sold.

Nancy Valdez - Doesn't this Plan in effect restrict property owner's options? *Some of the other Townships have larger lots as it may not be effective to have public sewer and water.*

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Alan Schwartz - He wanted to go into the Industrial Park. He does not understand why he was not accepted. He built a practice because he thought there would be growth in the Township. He feels that the Township needs to put some roofs up and improve the school.

Brian Peters – Mr. Peters offered that there are residents that want to see planned growth. He was told that Duncannon Borough doesn't want to work with us; and that the Borough did not want Petersburg Commons to be developed. He asked when the zoning going to be changed. Mr. Peter's said "We are spending millions of dollars in Cumberland County. The Townships around us have asked the residents what they wanted."

Tom Radel – He offered that his concern is that the kids will be inheriting the farm. He wants them to be able the sell the property and get out of the area if they wish. He asked if there was sliding schedule in the Agricultural/Rural Area. *Mr. Holman offered that the Agricultural/Rural Area is the same as Residential Area. He offered that anyone who enrolls in Clean and Green imposes more restrictions on themselves than the Zoning does.*

John Gerner – "Many Townships in the County has the same problems. We can look at what we can do to change development. We have access to good roads and a fair amount of traffic. The Township needs to sit down and create a plan to create growth in this area; identify an area to see growth. Mixed Use Commerce zoning should be expanded to encourage development in this area. Suggest that some type of tax exemption is offered; perhaps hold your taxes for the first years, than increasing the amount in years 5 through 10."

Mr. Chlebnikow offered that he had been listening to the comments. "The Business Campus is the job maker in the Township. The SR 11/15 corridor is zoned Commercial already. All the uses you have stated are permitted there now. It is just a matter of getting the business to see the value of moving to Penn Township and getting their customers to cross 3 lanes of traffic. "

Jodi Rissinger – She asked where the survey and the public presence are in the plan. She offered that this is not a place to raise a family or to live. "There are restrictions on business in the commercial property, except for recycling centers."

Mr. Chlebnikow offered that in 2010 there was a public meeting and that there were only 10 people attending and that the Planning Commission meetings are all open to the public. He continued by asking how to get businesses to come into the Township.

Jodi Rissinger - She also stated that the esthetics of the Commercial Zone is a problem. "There are road blocks for development with commercial enterprises. The only businesses that want to come in are recycling centers."

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Tom Radel – He asked if it was true that if a big business comes into the area, they would have to do an upgrade to the sewer system. “The sewer plant is not big enough to handle a large business.”

Charlie Oakes – “One of the reasons that the businesses do not come in is that we don’t have the house tops to support the corporate businesses. The economy is a factor for development.”

Alan Schwartz – He offered that the homes do not have to be \$300,000. The homes could be \$140,000.

Charlie Oakes – He offered that if someone comes into the area, Susquenita School District would not be recommended.

John Gerner – He offered that gun developer will ask what you can do for us. “The Plan does not list any of the issues that affect development nor does it present any possible solutions such as tax breaks.”

Lee Wright – He offered that he would like to put in a garden center, but doesn’t think it would be permitted. He talked to people who would like to move into the area, but that there is only 1 EDU left.

Ed Chism – He asked about the assessment for the Township. He was informed that the Township millage is .56 mils. Which for \$100,000 is \$56.00. The County and the School District have the most taxes.

Jodi Rissinger – She asked what the earned income tax revenue is. *She was informed that the amount is approximately \$170,000. We are back to attracting younger working families to the area.*

Stanley Mutzabaugh – He asked what books would be bought by a developer. He was told that the books would be the Zoning Ordinance, Subdivision/Land Development Ordinance, Stormwater Ordinance and the Comprehensive Plan.

He asked why change the Comprehensive Plan? *The MPTPC requires the Comprehensive Plan to be updated every 10 to 12 years.*

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He asked when the Plan is being considered to be adopted. *Chairman Holman offered that the Plan will be sent back to the Planning Commission with the comments from tonight for review*

John Gerner – He asked why there was an advertisement for adoption of the Plan at the next Supervisors meeting. *He was informed that the advertisement was placed in case no one attended the hearing. Then the Supervisors would have the option of adopting instead of waiting another month.*

Lee Wright – He asked if the zoning would change would the owners be notified. *He was told yes.*

Alan Schwartz – Mr. Schwartz offered that he did not know of the hearing until he was told. *He was informed that a notice was placed in the Duncannon Record, Cable Channel, Web Page and discussed at the public meeting.*

Brian Peters – Mr. Peters asked what we are proposing to change. He also asked when Zoning change is being proposed. It was started a couple years ago. *Mr. Chism offered that if you do not update plans as per the MPTPC the whole plan may be challenged.*

Nancy Valdez – She asked why have there not been changes since the 2010 Future Land Use Map, what has been happening in the last three years? *Mr. Chlebnikow offered that the Future Land Use draft was completed in 2010. After that the Planning Commission was going through the entire Plan. The Plan then went to the County for review of the plan. With the return of County comments, the Plan has been updated with 2010 census data.*

Upon a Novinger/Maguire motion, the Board of Supervisors voted unanimously to close the Comprehensive Plan Hearing at 8:45 p.m.

Respectfully Submitted,


Helen Klinepeter
Secretary