

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGSGROVE
January 25, 2021**

Members present included: Derek Straub via Zoom, Alternate Dan Kuruna via Zoom for beginning of meeting, Marvin Weaver, Robert Grayston, Brian Wentzel, Jon Payne, Ken Herman Jr. and Christopher Hixon

Members Excused: None

Also Present: Solicitor Jim Bathgate, Manager Julie Hartley, Charlie Axtman, Dave Hanes, Keith Powers, Chad Shaffer, Pete DeWire, Mike Kuhns, Kenny Estep and Bruce Reber.

The meeting was called to order by Chairman Brian Wentzel at 6:55 pm.

On motion by Robert Grayston and seconded by Jon Payne, and carried on an 8-0 vote, the minutes of the January 11, 2021 Planning Commission meeting were approved as presented.

Persons to be Heard:

Charles Axtman, representing Marvin Weaver, is proposing to build a second poultry barn on his property of 48 acres. He is going to seek a variance because the Zoning Ordinance does not allow for the Level II CAFO operation on Marvin Weaver's property as written. In order for the second poultry house to be built it would need three variances and a conditional use hearing. The three variances needed are the minimum lot acreage of 60 acres, 2,500 feet set back from the R1 Zone and an AEU level allowance above 3 AEU's per acre.

Dave Hanes of LIVIC CIVIL representing Bright Farms explained how the sewer problems at the greenhouse are being addressed. The sewage containing leafy greens will now be sent through a filter system before being discharged into the sewage system. ESCRA and PTMA have been given the plans for the filter system but no comments have been received yet. The pre-treatment facility should not affect the impervious surface or create much additional stormwater. After discussion the following motion was made:

On motion by Jon Payne and seconded by Robert Grayston, and carried on a 7-0 vote, it is recommended that the Board of Supervisors approve the Final Land Development Plan once the following items are executed:

- 1) Approval letter from ESCRA**
- 2) Approval letter from PTMA**
- 3) Favorable review of impervious surface and stormwater from Township Engineer**
- 4) Include filter system on Final Land Development or As Built Plans**

Chad Shaffer, representing the VFW, presented a subdivision plan where the VFW will be subdividing a corner of the lot consisting of 0.82 acres and selling it to Rite Way Sealing. The drainage basin will stay and VFW will be given a stormwater easement. The Snyder County Planning Commission approved the subdivision except they asked for an owner signature block and a note showing their approval number and filing date. No "Non-Conformities" will be created by the subdivision. Chad Shaffer will verify that the VFW will still be at 50% non-pervious surface when the subdivision is complete.

On motion by Robert Grayston and seconded by Christopher Hixson, and carried on a 7-0 vote, it is recommended that the Board of Supervisors approve the Subdivision once the following items are executed:

- 1) Verification that the VFW is at 50% or less impervious coverage or move the property line**
- 2) Both owner's signatures and notarized**
- 3) Easements for the basin on plan notes and on deed**
- 4) Snyder County review certificate and file number added to plans**

Chad Shaffer shared a lot for consideration when the Planning Commission starts the map re-zoning process. It is on South Market Street across from Truck World and the landowner is T & D Development. The lot is currently a R2 zone. The Planning Commission will review the recommended change at their next workshop meeting on February 8, 2021.

Pete Dewire and Mike Kuhns from PTMA have been studying infiltration of the sewage system in Salem Glenn Development and are hoping to eliminate most of it because of the pumping station being overcapacity during heavy rain events. Another issue is the three-phase electricity line that runs the pumps has gone down several times. To alleviate this situation, PTMA is proposing to purchase and place a generator that runs on propane outside the pump station on two concrete pads. After discussion it was determined that a land development plan will not be necessary.

Kenny Estep, representing Brake Technique, presented a stormwater drainage narrative to address the concerns from the Final Land Development plans of 2019. In 2019, when the plans were originally filed, there was a stormwater and steep slopes concern that required a waiver hearing. At that time the Engineer attempted to get permission from a lot owner to the south of the property to allow a stormwater easement. No agreement could be reached and Brake Technique's Engineer withdrew the plans. Currently, Mid-Penn Engineering, discovered that the stormwater is traveling through a swale that was designed from the original developers and improved upon in 2004 to convey stormwater to the existing basin which should satisfy the stormwater requirements. The lots, which include Brake Technique's lot, were designed to be a "shovel ready" industrial lots which included stormwater facilities, electricity, water, sewer and road infrastructure. Peachy Development was developed for SIDCO (Susquehanna Industrial Development Corporation) and they are responsible to maintain the stormwater basin and swales at least until the last lot is sold. After discussion the following motion was made:

On motion by Jon Payne and seconded by Robert Grayston, and carried on a 7-0 vote, it is recommended that the Board of Supervisors approve the Final Land Development Plan once the following items are executed:

- 1) A note on the plan about the stormwater system and that it is designed for 70% impervious coverage**
- 2) A letter from SIDCO confirming stormwater easement and maintenance responsibility and noted on plans**
- 3) A note on the plans that the Snyder County Planning Commission has reviewed and accepted the plans**

New Business:

Old Business:

FYI-

- Klinepeter/Kuhns Subdivision, filed 10.21.20, due 4.16.21
- Bright Farms – Final LD, filed 6.17.20, due 3.15.21
- RBBB Holdings/Ron Brubaker – Final LD, filed 8.25.20, due 2.3.21
- VFW, filed 1.5.21, due 4.5.21
- Brake Technique – Final LD, refiled 1.18.21, due 4.18.21

Adjournment – On motion by Jon Payne and seconded by Robert Grayston, and carried on a 7-0 vote, the Planning Commission workshop meeting was adjourned at 8:35 p.m.

Respectfully submitted,
Julie Hartley, Township Manager