

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGSGROVE
January 27, 2020**

Members present included: Derek Straub, Claudia Brabant, Marvin Weaver, Jon Payne and William Moyer

Members Excused: Tim Moyer, Ken Herman Jr. and Robert Grayston

Also Present: Manager Julie Hartley, Jim Grose, Gene Kreamer, Darwin Swope and Solicitor James Bathgate

The 1.27.2020 Planning Commission regular meeting was called to order at 7 p.m. by Vice Chairman Derek Straub.

On motion by Claudia Brabant and seconded by Marvin Weaver, and carried on a 3-0 vote, the minutes of the January 27, 2020 Planning Commission meeting were approved. Jon Payne and William Moyer abstained.

New Board Members – Jim Bathgate welcomed Jon Payne as a regular member and William Moyer as an alternate member to the Planning Commission. Vice Chairman Derek Straub invited William Moyer to join the Planning Commission at the table.

Gene Kreamer (Ressler/Weaver Subdivision)- Gene Kreamer presented subdivision plans for the east end of Marvin Weaver's property along Foxboro Road. The lot has been double tested for on-lot sewage and will have an on-lot well. It is located in the AC district and consists of 2.49 acres. Jim Bathgate inquired about the stormwater and Gene Kreamer replied that the size of the lot should have no problem sustaining the run off. The county asked that their file number be added to the plans. It was also noted that the plans will need to be signed by the owner and notarized. Mr. Kreamer asked if the Planning Commission would be willing to sign the DEP waiver before the SEO signs the packet. Derek Straub asked if the township engineer should review the plans. Jim Bathgate responded that that wasn't necessary with this type of subdivision.

On motion by Jon Payne and seconded by Claudia Brabant, and carried on a 4-0 vote with Marvin Weaver abstaining, that the subdivision should be approved with the following condition:

1)The owner's affidavit is signed and notarized on the plans

On motion by Jon Payne and seconded by Claudia Brabant, and carried on a 4-0 vote with Marvin Weaver abstaining, that the DEP waiver be signed with the following condition:

1) The Sewage Enforcement Officer signs the DEP module

Jim Grose (David Bowersox Subdivision) – Jim Grose presented a subdivision of the David Bowersox property on the Ise of Que along Lake Road. The current lot has on-lot sewage which services both homes. The original home will be using the private sewage and public water and consists of .38 acres. The second home will be disconnected from the private sewage and connected to public water and sewage. An access driveway will be located on the existing driveway and a maintenance agreement is on the plans. Jim Bathgate noted that according to the township's Zoning Ordinance section 404.5B the lot area allowing for an on-lot sewage system needs to be a minimum of one acre. Jim Grose stated that the on-lot sewage system has handled two homes since the 1980's. Jim Bathgate also noted that in this zone 20% is the maximum building coverage and not more than 40% of impervious surface coverage. Jim Bathgate questioned the set back for the lot 2 home. Jim Grose said that the set backs were not required in 1983. Jim Bathgate asked about having a flood plain designation on the plans and added that set backs of the buildings need to be addressed. Jim Grose will return at future Planning Commission meeting with information and possible updated plans.

Powers and Duties of Planning Agency– An excerpt from the Municipal Planning Code was given to the Planning Commission to review. Jon Payne noted the statistics of the work performed by the Planning Commission for 2019. Four hours were spent working on the new Zoning Ordinance and nine workshops were canceled. Derek Straub noted that the commission has had a lot of turn over in the past few years making it difficult to bring new members up to speed on what the commission does. Derek Straub asked that Dan Kuruna be reappointed to the Planning Commission and that no business be scheduled for workshops. Jon Payne asked Derek Staub if he would be willing to be Chairman for at least one year. Derek declined.

Thank you letter to Dan Kuruna– A thank you letter was presented to the Planning Commission to sign. It will be

brought to the next meeting in order that missing members can sign as well.

Ethics Commission Forms, Stipend Waiver, and Member Chart – The ethics commission form, stipend waiver and 2019 Planning Commission chart were distributed to the commission.

Bright Farms- Derek Straub mentioned the light glow of the greenhouse. It was speculated that not all of the curtains were in place yet to block the light.

Request for Information on Future Agendas- It was requested that pending plans and their submission dates be noted on future agendas.

Adjournment – On motion by Marvin Weaver and seconded Jon Payne, and carried on a 5-0 vote, the Planning Commission regular meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Julie Hartley, Township Manager