

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGSGROVE
November 23, 2020**

Members present included: Marvin Weaver, Brian Wentzel, Robert Grayston, Ken Herman Jr. and Jon Payne.

Members Excused: Alternate William Moyer, Derek Straub and Alternate Dan Kuruna

Also Present: Solicitor James Bathgate, Manager Julie Hartley, Chad Shaffer, Ron Brubaker and Dan Dunkelberger

The meeting was called to order by Township Solicitor Jim Bathgate at 7:00 pm.

On motion by Jon Payne and seconded by Robert Grayston, and carried on a 5-0 vote, Brian Wentzel was appointed Temporary Chairman.

On motion by Robert Grayston and seconded by Jon Payne, and carried on a 5-0 vote, the minutes of the November 10, 2020 Planning Commission meeting were approved as presented.

Persons to be heard/New Business:

Chad Shaffer, Final Land Development Plan/Ron Brubaker – Chad Shaffer representing RBBB Holdings/Ron Brubaker noted that the Board of Supervisors had granted the modification of the buffer yard width reduction. He continued by sharing that DEP is allowing relocation of a drainage pipe. The land development plan has been reviewed by the Snyder County Planning Commission and the County asked that an easement be given to the neighboring property owned by Lisa Walls. Township Engineer, Robert Bickhart, asked that drainage arrows, basin dimensions, compaction and sediments in the basin rates be identified. Chad asked if the Planning Commission would like to have a bond in place and he added that approximately \$70,000 would cover the public improvements. The Planning Commission asked that the following be completed: a Developer's Agreement, a Maintenance Agreement and bonding. The Commission also asked that the Township's Floodplain Ordinance be reviewed to see if the access road needs anything addressed since it runs through a flood plain. Chad noted that run-off from the building and parking lot will run from the infiltration basin to the wet lands. It was noted that the plans have three signature lines for Supervisor's signatures, two lines for Planning Commission and has the County file number on it.

On motion by Brian Wentzel and seconded by Jon Payne and carried on a 5-0 vote, it is recommended that the Board of Supervisors approve the Final Land Development Plan once the following items are executed:

- 1) Approval from the Snyder County Conservation District
- 2) Security Bond
- 3) Stormwater Agreement
- 4) Maintenance Agreement
- 5) Driveway Agreement
- 6) Floodplain Ordinance Compliance

Chad Shaffer, Truck & Trailer/Truck World Subdivision- Chad Shaffer representing Truck World, presented a subdivision plan that takes 3.63 acres from tract #13-09-019 and adds the new tract to #13-09-074. Two lots have their own wells. A vacant lot is what will be sold. All lots can potentially be hooked up to public sewer. Lot #1 has no well and there are no buildings on lot #1 and #2. Road frontage is accessible to all lots and a highway occupancy permit is not required.

On motion by Robert Grayston and seconded by Ken Herman Jr. and carried on a 5-0 vote, it is recommended that the Board of Supervisors approve the Truck World Subdivision.

Dan Dunkelberger, Klinepeter/Kuhns Subdivision – Dan Dunkelberger of Pencore Consulting presented a subdivision of Edna Klinepeter's lot to two lots. He noted that the following items were added to the plans: that section 411.5D of the Zoning Ordinance allows for the transfer of land from a parent to a child, driveway maintenance, deep probe locations, proposed well location, proposed site of home, slope contours and a waiver stating that the residual tract will not be developed unless proper permits are obtained. Dan shared that the area where the house is to be built is less than 15% slope. Presently Polly Graybill, SEO, is in the process of doing the septic permit. Stormwater will follow the new driveway to the existing driveway enter a cross pipe and eventually to the stream.

On motion by Robert Grayston and seconded by Jon Payne and carried on a 5-0 vote, it is recommended that the Board of Supervisors approve the Subdivision once the following items are fulfilled:

- 1) **Septic System Permit is obtained**
- 2) **Stormwater Ordinance compliance noted on plans**
- 3) **Mud-Free Road Ordinance compliance noted on plans**

New Business – Letter from PTMA regarding Bright Farms discharge was discussed.

Old Business – A draft copy of the new Zoning Ordinance was distributed to the Planning Commission for future comment at the January Workshop meeting.

FYI-

- Klinepeter/Kuhns Subdivision, filed 10.21.20, due 1.19.21
- Bright Farms – Final LD, filed 6.17.20, due 1.14.21
- RBBB Holdings/Ron Brubaker – Final LD, filed 8.25.20, due 2.3.21

Adjournment – On motion by Jon Payne and seconded by Ken Herman Jr., and carried on a 5-0 vote, the Planning Commission regular meeting was adjourned at 7:50 p.m.

Respectfully submitted,
Julie Hartley, Township Manager