

Penn Township Planning Commission

Minutes

November 23, 2009

Chairman, Dan Kuruna called the 11/23/09 regular meeting of the Penn Township Planning Commission to order at 7:06 pm. **Members present included;** Dan Kuruna, Shane Kerstetter, Mike Kuhns, and Bill Moyer. **Members absent:** Mike Savidge, Ben Moyer and Doug Klingler. **Also Present:** Solicitor, Jeff Edmunds and Brenda Moyer, Planning Commission Secretary. **Members of the Public Present:** Mathew J. Mack, P.E., Gene Kreamer, Donna Wagner and Clarence Wagner.

Approval of Minutes

Mike Kuhns made motion to approve the minutes from October 26, 2009 as presented; Bill Moyer seconded the motion, and minutes were approved by commission acclamation.

Public Comment

- Shane wished all a Happy Thanksgiving.

Persons Present To Be Heard

Matthew Mack, PE was present representing the Selinsgrove Fair Assoc., Inc. in a subdivision of .75 acres from the parent tract (TX PN 13-09-007) of 118.95 acres, leaving Lot 2 residual, less outparcels excepted, of 112.50 acres. This subdivision is located in the Highway Commercial (HC) Zoning District. It was noted SCPC had yet to review the plans, but Twp would receive that review by 12/18/09. After review and discussion, PC noted:

1. The Plan requires a stamped seal and signature of the engineer.
2. Notes 6 and 7 on Plan reference restrictions for the subdivided Lot 1, PC would require these restrictions be written into the deed and noted on the plan that noted restrictions will be included in the deed.
3. Any negative comments from SCPC are addressed.
4. Language added to Plan referencing the maintenance of the swale.
5. Will expect new plans to arrive with all changes prior to the 1/04/2010 Supervisors meeting.

On motion by Bill Moyer and seconded by Mike Kuhns, PC would send the Plan forward to the Supervisors with no recommendation.

Gene Kreamer, PLS, was present representing Clarence H. and Jack L. Wagner with an application of final subdivision. The subdivision parcel (Tax Map PN 13-2-23) is located in both AC and RR Zoning districts. This subdivision would result in 2.358 acres residual or a Lot 1, this would be an "add on" to Tax Map PN 13-2-63, an adjoining parcel owned by Clarence H. and Donna M. Wagner. Lot 2 of the subdivision would hold 1.085 acres, proposed as an individual lot for single-family residential use served by private well and on-lot sewage system. Comments for the Lot 1 (residual) are note 3 on the Plan. These notes include:

1. Lot 1 is an adjoiner lot to PN 13-2-63 and shall be considered one lot.
2. Lot 1 cannot be conveyed or developed without a revised subdivision plan.
3. Existing septic system to abandoned structure must be disconnected and sealed and verified by a Twp Representative.
4. This same abandoned structure cannot be used for any purpose requiring on-lot sewage until proper permits or approvals are obtained.

Mr. Kreamer noted the abandoned structure would only be used for storage and revised setbacks are indicated on the Plan for PN 13-02-63. **On motion by Shane Kerstetter and seconded by Mike Kuhns, PC would recommend sending the Plan to the Supervisors, with no comment or recommendation.** Mr. Kreamer will provide additional plans and be present at the 12/01/09 Supervisors meeting.

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Also presented was the Sewage Facilities Planning Module for Final Subdivision Plan of Clarence H. and Jack L. Wagner. **After review a motion was made by Mike Kuhns and seconded by Bill Moyer for Chairman Dan Kuruna to sign the module.** Module will be forwarded to Penn Township Zoning Officer for review and signature and then to the 12/01/09 Supervisors meeting.

New Business

No new business was discussed.

Old Business

Bill Moyer asked that the current developments with Peachwood View Subdivision be discussed. Note 14 on the 8/19/09 approved plan states "all proposed homes are intended to be built on slabs on grade" The owner Joe Yoder, indicated to Supervisors he was not aware of this note and would like to revise the Plan to allow homeowners to build basements if they desired. There has been much conversation and correspondence between owner, supervisors, engineers and legal representation. Provide to the Planning Commission:

1. 10/30/09 – Letter to Supervisors from Coukart & Assocs., Inc.
2. 11/02/09 – Supervisors Minutes
3. 11/02/09 – Letter to Mr. Yoder from Edward Lesney, PE
4. Mr. Lesney's Resume
5. 11/10/09 – Letter from Mr. Robert Bickhart to Supervisors
6. 11/19/09 – Letter to Mr.'s Yoder, Lesney and Mark Freeze, of Coukart.

After discussion it was decided PC secretary would prepare a letter to Supervisors from PC indicating PC concern if the Plan was modified without further engineer review and said engineer's stamped seal w/ signature indicating his/her approval to revise the Plan allowing for basements. PC Secretary will include with this letter all minutes referencing Peachwood View Subdivision and any comments received at that time from Snyder Planning PC.

Meeting dates for Planning Commission for 2010, as previously presented were accepted on motion by Mike Kuhns; seconded by Shane Kerstetter and approved by acclamation.

Three Planning Commission member terms will expire 12/31/09; Mike Savidge, Doug Klingler and Bill Moyer. Mike and Bill have indicated the desire to remain and their names will be forwarded to the 1/04/10 Supervisors Re-Organization Meeting for approval. Secretary will continue to try to contact Doug Klingler to see if he wishes to remain.

Adjournment

The November 23, 2009 meeting of the Penn Township Planning Commission was adjourned by motion of Shane Kerstetter; seconded by Mike Kuhns and commission acclamation at 8:25 pm.

Respectfully submitted,

Brenda Moyer
PC Secretary