

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINSGROVE
February 13, 2023**

Members present included: Dan Kuruna, Marvin Weaver, Chris Fetter, Jon Payne, Laura Fellencer and Ken Herman Jr.

Members Excused: Brian Wentzel and Robert Grayston

Also Present: Chad Shaffer, Manager Julie Hartley and Solicitor Jim Bathgate

The meeting was called to order by Vice-Chairman Dan Kuruna at 6:32 pm.

On motion by Ken Herman Jr. and seconded by Chris Fetter, and carried on a 4-0 vote with Dan Kuruna abstaining, the minutes of the January 23, 2023 Planning Commission meeting were approved as presented.

Persons to be Heard: Chad Shaffer came to review his suggestions for changes of the Subdivision and Land Development Ordinance. Following are the items discussed:

- 1) Section 203 A. – Filling at least 14 days prior to the meeting of the Planning Commission
- 2) Section 203 B. – Distribution; 2 copies to Snyder Co. Planning; 3 copies to Township Planning; and 1 copy for Township Engineer
- 3) Section 203 D. – Eliminate
- 4) Section 302 B (4) – Slopes exceeding 15% instead of 8% and Trees of 18” or greater caliber instead of 12” located outside of wooded area
- 5) Section 401 B – Added “Refer to Section 802 for Waiver procedure”
- 6) Section 402 A (8) – Change to “All proposed street names must be reviewed by the Snyder County GIS Department and approved by the Township Supervisors”
- 7) Section 402 B (1) – Change to “Road Design Standards”
- 8) Section 402 B (1a) – Except as specifically provided otherwise, road right-of-way and cartway width shall be as follows: (1) Collector Street: Right-of-Way – 60 feet; Cartway – 34 feet; Minimum Grade – 0.75%; Maximum Grade – 8%; Minimum Horizontal Curve – 200 feet; Minimum Vertical Curve – 200 feet
- 9) Section 402 B (1a) – (2) Local Street: Right-of-Way – 50 feet; Cartway – 28 feet; Minimum Grade - .50%; Maximum Grade – 12%; Minimum Horizontal Curve – 200 feet; Minimum Vertical Curve – 100 feet
- 10) Section 402 B (2) – Road Construction Standards; New Table: Wearing Course (Superpave 9.5 mm PG 64-22) – Collector is 1.5 inches and Local is 1.5 inches. Binder Course (Superpave 19 mm PG 64-22) – Collector 1.5 inches and Local not required. Base Course (Superpave 25 mm PG 64-22) – Collector is 4 inches and Local is 3 inches. 2A Subbase – Collector is 8 inches and Local is 8 inches. Cartway Cross Slope – Collector is 2% and Local is 2%.
- 11) Section 402 B (2) – Road Grades: Eliminate a-c; Add “Sight distance must be provided for both horizontal and vertical alignment. Sight distance shall be measured along the centerline and shall conform to the criteria and requirements of PennDOT for the road classification”
- 12) Section 402 B (3a) – One foot of vertical measurement for three feet of horizontal measurement for fills instead of four
- 13) Section 402 B (4d) – Add, “The approach grade with traffic that is required to stop shall not exceed four percent for a minimum of forty feet prior to the intersection”
- 14) Section 402 B (5) – Curves: Add “one point more than two (2) degrees”; Add “centerline for the curve must be per 402.B.1.a (1)(2); Add “must be a tangent of at least one hundred feet between reverse curves”
- 15) Section 402 B (6) – Cul-de-sacs: Add “Min. & Max. CDS length 250 feet to 1,000 feet
- 16) Section 402 B (6a) – Cul-de-sacs shall not exceed 1,000 feet in length and shall not furnish access to more than 20 dwelling units.
- 17) Section 402 B (6b) – Cul-de-sacs shall not be less than 250 feet in length.
- 18) Section 402 B (6f) – Cul-de-sacs shall provide a minimum of two (2) snow plow easement areas around the perimeter of the turnaround twenty (20) feet wide by ten (10) feet deep.
- 19) Section 403 B (1) – “proposing more than one access driveway shall require a Waiver”
- 20) Section 407 D – Change to ten or more lots for a feasibility study/cost analysis instead of four

- 21) Section 407 E (3) – Change to “The permit application number for each lot shall be noted in the plan”
- 22) Section 407 H (2) – Change to “A DEP non-building waiver must accompany the plan”
- 23) Section 411 C – Change buffer width on 9-15% slope to 50 Feet and on 16-25% slope to 75 feet
- 24) Section 412 Heading – Add “except when no construction or disturbance is proposed within areas of 15% or greater slope. In that case a steep slope report is not required, only areas of 15% or greater slope shall be shown on the plans”
- 25) Section 413.2 – Eliminate A through D
- 26) Section 413.3 – Eliminate C and E
- 27) Section 413.3 – Table Revisions for Buffer Yard: Residential Land adjacent to Residential 0 feet; Residential adjacent to multi-Family 15 feet and Residential Land adjacent to Agricultural 50 feet; Multi-Family adjacent to Agricultural 50 feet
- 28) Section 502 C (2) – Add: “Providing of as-built drawings to the Township shall also be included in the estimated cost of required improvements”
- 29) Section 505 D – Add: “shall be responsible for installing the required street signs” and eliminate “providing to Penn Township authorities ...” until the end of (D).
- 30) Section 506 – Add: “The township shall not release a portion of the improvements guarantee until adequate as-built drawing is provided”
- 31) Section 802 – Eliminate (E)
- 32) Section 803 B – Add: “The applicant shall provide notice of the waiver request to all adjoining landowners, proof of notification shall be provided to the township”

New Business: None

Old Business:

Home Burial Ordinance – The Planning Commission reviewed the draft Home Burial Ordinance and removed the following:

- 1) Section 3 – H & G which were sections that had minimum acreage requirements

On motion by Dan Kuruna, and seconded by Ken Herman Jr., and carried on a 5-0 vote, that section 3 items H and G be stricken from the draft home burial ordinance and that the ordinance be recommended for adoption to the Board of Supervisors.

Medical Marijuana – Tabled until the next meeting so information can be obtained from Monroe Township and Shamokin Dam Borough.

Subdivision and Land Development Ordinance – Tabled

Ethics Commission Forms – Planning Commission reminded to turn in forms.

Public Comment: None

FYI:

- Bright Farms – Final LD, filed 6.17.20, due 4.14.23
- Bob Cole, Conditional Use Hearing, filed 1.19.23, due 3.20.23, hearing 3.1.23

Adjournment – On motion by Jon Payne, and seconded by Ken Herman Jr., and carried on a 5-0 vote, the Planning Commission meeting was adjourned at 7:55 p.m.

Respectfully submitted,
Julie Hartley, Township Manager