

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINSGROVE
May 20, 2019**

Members present included: Dan Kuruna, Derek Straub, Ken Herman Jr. and Robert Grayston

Members Excused: Claudia Brabant, Tim Moyer, Richard Hoover and Kevin Dressler, Jr.

Also Present: Solicitor James Bathgate, Twp. Manager Julie Hartley, Supervisor Jon Payne, James Grose, Dennis Norman and Michael Savidge.

The meeting was called to order by Chairman Dan Kuruna at 7:00 pm.

On motion by Derek Straub and seconded by Ken Herman, Jr., and carried on a 4-0 vote, the minutes of the April 22, 2019 Planning Commission meeting, were approved as presented.

Persons Present to Be Heard – Jim Grose from All Points Land Surveys, Inc.
Dennis Norman from JEM Group LLC

New Business –

Jim Grose presented preliminary sketches of a proposed subdivision of the Donald Schrey property located on parcel #13-09-041 to make a building lot of 2 ½ acres for a granddaughter to build on. The Planning Commission and Solicitor Jim Bathgate stated that with the subdivision the way it is on the sketch plan it will be considered a separate non-building lot of 4 acres across from the new lot. The total acreage of the original lot before subdividing is 22.9 acres.

Jim Grose along with Michael Savidge presented a preliminary sketch of a development called Greystone Estates. It will have 29 lots with 15 being one acre, several under one acre and 5 larger lots varying in size. The proposed development on lot #13-09-105 will have a 50' street right of way, public water from Aqua on lots 1-24 and 5 wells on the western end. All lots will be public sewer with 1.3 acres and .5 acres reserved for stormwater. It was noted that landscaping requirements have not changed but a modification can be requested.

Dennis Norman representing JEM Group LLC requested that the Planning Commission consider recommending his land development plan and modification request to be approved by the Board of Supervisors. The boiler extension is located on parcel #13-08-111 and the address is 283 State School Road. Bob Bickhart examined the stormwater plans and had three observations which have all been fulfilled. A modification waiver from the twenty feet requirement of the horizontal downgrade infiltration was filed, a soil and sediment control plan was created and a compost filter sock will be used during construction. New cover sheets were put on the plans to allow all the necessary signing spaces, a paragraph was added that the Snyder Co. Planning Commission requires and the owner has signed the plans.

After further review and discussion one motion was made:

On motion by Rob Grayson and seconded by Derek Straub, and carried on a 4-0 vote, the Planning Commission recommended the Board of Supervisors to approve:

- 1) **The Preliminary Land Use Plan with the stipulation that As-Built Plans be submitted after construction is complete.**
- 2) **The Modification Waver for the infiltration basin be granted at a distance of 12 ½ feet instead of the recommended 20' as stated in section 409 and 303C.B.4.**

Old Business – Dan Kuruna spoke to Penn State Extension about odor controls, restrictions, louver designs and inspections that may be available. He will continue to research these items.

Adjournment – **On Motion by Derek Straub and seconded by Ken Herman Jr., and carried on a 4-0 vote, the Planning Commission regular meeting was adjourned at 8:40 p.m.**

Respectfully submitted,

Julie Hartley, Township Manager