

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGSGROVE
June 24, 2019**

Members present included: Derek Straub, Ken Herman Jr., Tim Moyer, Claudi Brabant and Robert Grayston

Members Excused: Dan Kuruna, Richard Hoover and Kevin Dressler, Jr.

Also Present: Solicitor James Bathgate, Twp. Manager Julie Hartley, Supervisor Jon Payne, Kathy Gordon, Cory Peterson, Philip Bomberger, Zach Bomliger and Cole Boyer.

The meeting was called to order by Vice-Chairman Derek Straub at 7:00 pm.

On motion by Tim Moyer and seconded by Claudia Brabant, and carried on a 5-0 vote, the minutes of the June 10, 2019 Planning Commission meeting, were approved as presented.

Persons Present to Be Heard – Cole Boyer from Stahl Sheaffer Engineering, LLC
Cory Peterson from LIVIC Civil

New Business –

Marvin Weaver was not present to discuss his plans.

Cole Boyer of Stahl Sheaffer Engineering, LLC requested a recommendation for approval of a “Conditional Use” to allow a second entrance and parking lot on the Brake Technique site to accommodate the parking spaces needed for the 1,800 square foot addition. Section 502.5 C, states that more than one access point requires a Conditional Use. He said the additional entrance should not contribute to any traffic congestion and will not be used by tractor trailers.

After further review and discussion one motion was made:

On motion by Ken Herman Jr. and seconded by Rob Grayston, and carried on a 5-0 vote, the Planning Commission recommended the Board of Supervisors to approve:

- 1) **The Conditional Use to allow an extra entrance to the Brake Technique property providing that they comply with all local, state and federal regulations.**

Cole Boyer proceeded to present the Land Use for Brake Technique. He noted that there are no comments available from the Snyder County Planning Commission or the Snyder County Conservation to date but plans have been provided to them. Mr. Boyer also requested that waivers be granted for the following items: 1) Final Plans be accepted instead of filing preliminary plans; 2) Stormwater Plans be waived as stormwater is already provided for site; and 3) Steep slopes be allowed to be lowered since they are man-made.

After further review and discussion three motions were made:

On motion by Ken Herman Jr. and seconded by Claudia Brabant and carried on a 5-0 vote, the Planning Commission recommended the Board of Supervisors to approve:

- 1) **That a waiver be granted to file a Final Plan instead of a Preliminary Plan**

On motion by Claudia Brabant and seconded by Rob Grayston and carried on a 5-0 vote, the Planning Commission recommended the Board of Supervisors to approve:

- 1) **That the Stormwater Management Plan requirement be waived pending review by Bob Bickhart**

On motion by Rob Grayston and seconded by Tim Moyer and carried on a 5-0 vote, the Planning Commission recommended the Board of Supervisors to approve:

- 1) **To allow disturbance of a man-made steep slope on the property to construct a parking area.**

The Land Use application for Brake Technique was tabled until the July 22nd meeting pending Bob Bickhart's review and recommendations from the Snyder County Planning Commission and the Snyder County Conservation District.

Cory Peterson of LIVIC Civil presented a sketch plan of a proposed police barracks next to Bright Farms in Pawling Station Business Park. A public building is an allowable use in the industrial zone. The preliminary plans show the proper setbacks, amount of parking spaces and meet the impervious coverage requirements. The stormwater plan will need to show a conveyance to the stormwater retention basin. The proposed shooting range will require a Conditional Use hearing. The proposed building is 8,800 square feet.

On motion by Ken Herman Jr. and seconded by Claudia Brabant and carried on a 5-0 vote, the Planning Commission Workshop meetings for July and August have been cancelled.

Old Business – NA

Adjournment – On motion by Claudia Brabant and seconded by Tim Moyer, and carried on a 5-0 vote, the Planning Commission regular meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Julie Hartley, Township Manager