

Penn Township Planning Commission Minutes June 22, 2009

Chairman, Dan Kuruna called the 6/22/09 regular meeting of the Penn Township Planning Commission to order at 7:10 pm. **Members present included;** Dan Kuruna, Mike Savidge, Doug Klingler, and Bill Moyer. **Members absent included;** Shane Kerstetter, Ben Moyer, Mike Kuhns, and Solicitor, Jeff Edmunds. **Also Present:** Brenda Moyer, Planning Commission Secretary. **Members of the Public Present:** Lorne Nipple and William Sarge.

Approval of Minutes

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

Public Comment

- No public comment.

Persons Present To Be Heard

- William Sarge of Sarge Engineering was present representing Pine View Realty Company, the owner of SC Tax Parcel 13-03-170, located the south side of Rt. 522 and east of Middle Creek Road. Mr. Sarge explained this is a 45 acre parcel with @ 5 acres occupied by PA Lines LLC railroad. Entire parcel is zoned Industrial (I). Mr. Sarge asked for the opinion of the Planning Commission to a proposed zoning change for the area south of the railroad to Residential (R). This proposal would not include lands located on the north side of the railroad, and these would remain Industrial (I). Mr. Sarge pointed out that access to portion of the parcel on southern side of the RR track is difficult, noting the railroad bridge is restrictive to large truck traffic. Mr. Nipple also noted Apex Homes has actively tried to sell this land for two years and due to economic conditions it has been difficult and are trying to make this a more marketable property. Commission noted the efforts put into the zoning rationale and municipal code guidelines. Township will contact the Twp Solicitor with how to proceed. **A motion to table further movement of proposal until Solicitor has time to research such a proposal was made by Mike Savidge and seconded by Bill Moyer, acclamation by Commission.**

New Business

- No new business.

Old Business

- Previously proposed ordinance changes were discussed and it was decided PC would send a request to township Supervisors for a joint session, hopefully in September to again review these proposals. This too would be run by the Twp Solicitor to see how a joint "work session" should be handled.
- PC did discuss the proposed side and rear setback changes, proposing 10' setbacks each, for Neighborhood Commercial (NC) and Rural Residential (RR) zones. This was in response to the realization these setbacks had not changed with changes in 7/2007 to side and rear setbacks of R-1, R-2 and VC zoning districts.

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After discussion, on motion by Dan Kuruna and seconded by Mike Savidge, PC would recommend no changes to the setbacks for NC and RR zoning districts. Reasoning to follow....

- 1.** PC would note in reference to the RR setback change request; Zoning Ordinance 2005 – 01 Section 403.4 Density – states the maximum number of units shall be two (2) per acre if served by public sewer and one (1) unit per acre with on lot sewer and this should allow substantial area for placement of principal/accessory structures.
- 2.** PC would recommend **NOT** changing setbacks for the NC zone either because these setbacks are important to provide a “buffer” particularly to the residential properties in these areas, because the NC zone does allow for a variety business and commercial use, along with single family dwellings, with minimum lot area only required to be 8,000 sq. ft.

For Your Information

- PC’s copies of ordinances were reviewed to be sure all ordinance changes in 2007 were made in their books.

Adjournment

Doug Klingler made motion with a second by Mike Savidge to adjourn the June 22, 2009 meeting of the Penn Township Planning Commission at 8:53 pm.

Respectfully submitted,

Brenda Moyer
PC Secretary