

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGSGROVE
July 27, 2020**

Members present included: Derek Straub, Ken Herman Jr., Marvin Weaver, Robert Grayston and Jon Payne.

Members Excused: Brian Wentzel, Claudia Brabant, Alternate William Moyer and Alternate Dan Kuruna

Also Present: Solicitor James Bathgate, Manager Julie Hartley, J. Andrew Hubbell and Melissa Frame

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

On motion by Robert Grayston and seconded by Ken Herman Jr., and carried on a 5-0 vote, the minutes of the June 22, 2020 Planning Commission meeting were approved as presented.

Persons to be heard/New Business:

Andrew Hubbell, Flood Plain Development Application – Andrew Hubbell, homeowner, presented the proposed construction of a two-story addition to an existing home located at 720 S. Front Street. The addition will have the living space on the second floor with a pass through first floor. It will be constructed on piers with breakaway walls. The second floor living space will consist of a bedroom, closet and a section for expansion of the kitchen.

On motion by Rob Grayston and seconded by Jon Payne, and carried on a 5-0 vote, the Planning Commission recommended the Board of Supervisors to grant the Floodplain Development Permit application with the following conditions:

- 1) Documentation certified by a registered professional engineer or architect, to show that the cumulative effect of any proposed development with an AE Area/District without floodway when combined with all other existing and anticipated development, will not increase the base flood elevation more than one (1) foot at any point within the community.**
- 2) Change shed note on plan to, “storage shed to be removed”.**
- 3) If after construction, stormwater issues occur, a stormwater management plan must be submitted and addressed.**

Old Business – Review of the revisions for the Zoning Ordinance:

- 1) Clear sight line triangles were discussed with it being suggested that the Penn DOT representative be contacted for more examples. Julie Hartley will follow up with this item.**
- 2) The well head protection maps were reviewed and discussed. More information is needed as to whether or not there is any rules to development within these protection areas.**
- 3) A CAFO tester was located for Appendix K and fits the need of deciding if a farm is a concentrated animal facility and will be added to the page.**
- 4) Julie Hartley was asked to have model ordinances for alternate energy sources ready for the next workshop meeting.**

FYI-

- Subdivision: D. Bowersox, filed 1.10.20, due 11.6.20, zoning hearing 7.22.20
- Bright Farms – Final LD, filed 6.17.20, due 10.15.20

Adjournment – On motion by Jon Payne and seconded by Ken Herman Jr., and carried on a 5-0 vote, the Planning Commission regular meeting was adjourned at 7:58 p.m.

Respectfully submitted,

Julie Hartley, Township Manager