

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGSGROVE
August 24, 2020**

Members present included: Derek Straub, Brian Wentzel, Marvin Weaver, Robert Grayston and Alternate Dan Kuruna.

Members Excused: Claudia Brabant, Ken Herman Jr., Alternate William Moyer and Jon Payne

Also Present: Solicitor James Bathgate, Manager Julie Hartley and Cory Peterson of LIVIC CIVIL

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

On motion by Derek Straub and seconded by Robert Grayston, and carried on a 4-0 vote, Dan Kuruna will act as a regular voting member during this meeting instead of an alternate.

On motion by Robert Grayston and seconded by Marvin Weaver, and carried on a 4-0 vote with Dan Kuruna abstaining, the minutes of the July 27, 2020 Planning Commission meeting were approved as presented.

Persons to be heard/New Business:

Cory Peterson, State Police Barracks Final Land Development Plans – Cory Peterson from LIVIC CIVIL presented the Final “As-Built” Land Development Plans. He noted that the trees have not been planted yet at the top of the shooting range because of the hot weather but are slated for planting in September. He noted a small change in the parking lot configuration to allow trucks to pass completely around the building. This amendment increases the impervious coverage slightly. Derek Straub asked if there have been any drainage problems and Cory replied that he did not know of any concerns.

On motion by Rob Grayston and seconded by Dan Kuruna, and carried on a 5-0 vote, the Planning Commission recommended the Board of Supervisors to grant the Final Land Development Plan with the following conditions:

- 1) A favorable review by Township Engineer, Robert Bickhart.
- 2) A note stating that there was a Conditional Use Hearing held for the shooting range on the cover page.
- 3) Keystone COG be notified that no occupancy permit should be issued before Final Land Development Plans are signed by the Board of Supervisors.

ESCRA/PTMA Bright Farms Letter – The Planning Commission reviewed the letter regarding the sewage discharge at Bright Farms/Penn Greenhouse. They also reviewed the letter from the Board of Supervisors stating that Final Land Development Plans will not be signed until these issues are rectified.

Bowersox Zoning Hearing Board Decision- The Planning Commission reviewed the Zoning Hearing Board decision on the variance requested for the David Bowersox Subdivision. Jim Grose will be presenting the subdivision at the September Planning Commission meeting.

Old Business – Discussion about Zoning Map and Ordinance:

- 1) P C members were asked to review the zoning map in preparation for the workshop meeting.
- 2) Alternative energy ordinance models will be prepared for review at the workshop meeting.
- 3) Water, sewer, road and energy availability maps will be reviewed at the next 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
- State Police Barracks – Final LD, filed 8.24.20, due 10.23.20

Adjournment – On motion by Robert Grayson and seconded by Brian Wentzel, and carried on a 5-0 vote, the Planning Commission regular meeting was adjourned at 7:55 p.m.

Respectfully submitted,
Julie Hartley, Township Manager