

**PENN TOWNSHIP  
PLANNING COMMISSION MINUTES  
228 CLIFFORD ROAD, SELINGSGROVE  
August 26, 2019**

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

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

**Also Present:** Solicitor James Bathgate, Twp. Secretary Kathy Wendt, Marvin Weaver, Charles Axtman, Cole Boyer, Gene Kreamer and Cory Peterson

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

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

**Persons Present to Be Heard** – Cole Boyer from Stahl Sheaffer Engineering, LLC  
Cory Peterson, LIVIC Civil  
Gene Kreamer  
Marvin Weaver

**New Business** –

Cole Boyer of Stahl Sheaffer Engineering, LLC reported that Brake Technique's request for an additional access point was approved by the BOS at their July meeting. Mr. Boyer stated that there is a Modification hearing, September 4, 2019 to request relief from submitting a Stormwater Management Drainage Plan and from submitting a soils report required for steep slopes.

After further review and discussion regarding relief from Stormwater Management Drainage Plan one motion was made:

**On motion by Derek Straub and seconded by Ken Herman Jr., and carried on a 4-0 vote, the Planning Commission recommended the Board of Supervisors to Agree to the waiver with the following conditions met:**

- 1) Subject to Section 409 Stormwater Management plan**
- 2) Subject to language similar to that of Note 11 on the plan subject to legal review.**

After further review and discussion regarding relief from submitting a soils report required for steep slopes one motion was made:

**On motion by Derek Straub and seconded by Ken Herman Jr., and carried on a 4-0 vote, the Planning Commission recommended the Board of Supervisors to Agree to the waiver with the following conditions met:**

- 1) Subject to Section 412 Steep Slopes, subsequent to the work being done, a review of the Conservation District's final report**
- 2) Subject to confirmation of a discussion with Conservation District relative to steep slope issue for the Board of Supervisor's review.**

Cory Peterson of LIVIC Civil presented a land use plan for the proposed police barracks in Pawling Station Business Park. He noted that this project is only for the police barracks and parking lot. If in the future they decided to pursue the shooting range, other plans will be submitted. Mr. Peterson stated that the plan will be submitted to the Conservation District this week. Bob Bickhart's, Township Engineer, comments were reviewed.

**On motion by Robert Grayston and seconded by Derek Straub, and carried on a 4-0 vote, the plan was tabled until September 23<sup>rd</sup> meeting and the following are provided:**

- 1) Stormwater maintenance issue resolved**
- 2) Bob Bickhart's comments are addressed**

Charles Axtman, Axtman Engineering, LLC discussed Marvin Weaver's plans to build a home on his property, parcel #13-02-109, where he currently has a broiler house. Mr. Axtman addressed items listed in Bob Bickhart's, Township Engineer, report dated August 20, 2019 and offered ways that he will proceed to meet the stormwater management requirements and drainage plan (an as-built plan). Attorney Bathgate stated that there is a current Letter of Credit that would assure that the work would be completed in accordance with the plans.

**On motion by Robert Grayston and seconded by Ken Herman Jr., and carried on a 4-0 vote, the Planning Commission recommended the Board of Supervisors to approve the Land Use with the following conditions met:**

- 1) Subject to review of items in Bob Bickhart's report**
- 2) Subject to Land Development plan**
- 3) Confirmation from Solicitor that the Letter of Credit is accurate**

Gene Kreamer of Kreamer Survey Associates, Inc. presented the subdivision plans of the Marlene Read Ettinger property, parcel #13-01-027 (Penn Twp), which is a 10.40 acre parcel and parcel #08-04-022 (Jackson Twp) which is a 67.40 acre parcel. This property is cut at the Township line and would be an add-on vacant lot (Lot 3, 11.69 acres) to existing Lot 2 (10.4 acres), which would create approximately 22 acres partially in Penn Township.

**On motion by Robert Grayston and seconded by Derek Straub, Dan Kuruna abstained, and carried on a 3-0 vote, the Planning Commission recommended the Board of Supervisors to sign the Sewage Module after Sewage Enforcement Officer signs. Also, Vice Chairman will sign the Sewage Module for the Planning Commission.**

**On motion by Robert Grayston and seconded by Derek Straub, Dan Kuruna abstained and carried on a 3-0 vote, the Planning Commission recommended the Board of Supervisors to approve the subdivision. Also, Vice Chairman will sign the subdivision plans.**

Gene Kreamer also presented the subdivision plans of the Enos and Dena Yoder & Crist Malinda Zook property, parcel #13-01-022.

**On motion by Ken Herman Jr. and seconded by Robert Grayston, and carried on a 4-0 vote, recommended that the Board of Supervisors approve and sign the subdivision plans subject to Sewage Enforcement Officer review for a replacement system.**

**On motion by Derek Straub and seconded by Ken Herman Jr., and carried on a 4-0 vote, recommended that the Request for Planning Waiver & Non-Building Declaration document be signed by the Planning Commission Chair and Municipal Secretary subject to review by Sewage Enforcement Officer.**

**Old Business** – Dan Kuruna is still pursuing Assistant Attorney General in regards to Act 38.

**Adjournment** – **On motion by Derek Straub and seconded by Robert Grayston, and carried on a 4-0 vote, the Planning Commission regular meeting was adjourned at 8:45 p.m.**

Respectfully submitted,

Kathy Wendt, Township Secretary