

Penn Township Supervisor Meeting

August 7, 2024

Chairman Isaac Ramer Jr. called the 8.7.2024 Supervisor Meeting to order at 5:30 pm followed by the pledge of allegiance and turned the meeting over to Solicitor Jim Bathgate for a Public Hearing on the Amended Principal Solar Energy System section of the Zoning Ordinance and a Conditional Use Hearing for Fike Brothers Carpet One's electronic sign.

Public Hearing – Principal Solar Energy System Zoning Ordinance Amendments – The Principal Solar System amendments were submitted to the Penn Township and Snyder County Planning Commissions for comment on May 16, 2024. Both Planning Commissions had no comments. Notice of the hearing was advertised twice in The Daily Item. Some of the amended items include: permitted by conditional use in HC, I, RR and AC zones, no glare onto nearby properties, noise concerns must be addressed, contact information must be kept up to date, property owner covers decommissioning costs if not covered adequately by bond, written emergency plan, a leaching study, a PNDI study, expert report on whether neighboring real estate will be affected negatively, area of array kept in order with escrow held by the Township allowing inspections, screening from all adjoining properties and residents and no systems placed in class one or two soils. After questions from the public were raised Jim explained that Accessory Solar Energy Systems only benefit the owner of the property where they are placed and Principal Systems generate electricity for off-site use. Another question was about decommissioning bonds which are required on a Principal Solar System and if funds are not adequate to cover all the costs the land owner will be responsible. He also noted that decommissioning bonds will be re-evaluated every five years to ensure that the funds are able to cover the cost. **On motion by Isaac Ramer Jr., seconded by Ross Smoker and carried on a 2-0 vote the public hearing for the Principal Solar System Zoning Ordinance was adjourned at 5:49 pm.**

Conditional Use Hearing – Fike Brothers Carpet One, Electronic Sign – A Conditional Use Hearing for an electronic sign to be placed at 32 H & S Drive was conducted. An executive session was held from 6:06 pm to 6:14 pm to discuss conditions to be set. **On motion by Mark Strawser, seconded by Isaac Ramer Jr., and Board acclamation to allow the electronic sign use with the following conditions: comply with all local, state and federal regulations; comply with Section 1108 of the Zoning Ordinance; follow all Penn DOT requirements and meet with DH&L Fire Company and get approval of placement proximity to the hydrant. On motion by Isaac Ramer Jr., seconded by Ross Smoker and Board acclamation to adjourn the Conditional Hearing at 6:17 pm.**

Chairman Isaac Ramer Jr. called the 8.7.24 meeting back to order at 6:17 pm.

Present included: Supervisors: Isaac Ramer Jr., Mark Strawser, and Ross Smoker, Township Manager Julie Hartley and Solicitor Jim Bathgate

Public Present: Terry Stauffer, Greg Pysher, Shannon Rudy, Jon Payne, Bill Kline, Charles Axtman, Allen Hornberger, Ryan Pheasant, Jessica Pheasant, Paul Long, Chris Fetter, Tim Thomson, William Moyer and Makenzie Stover Debo

Minutes – **On motion by Ross Smoker, seconded by Mark Strawser, and Board acclamation to approve the July 10, 2024 Supervisor's meeting minutes.**

Persons Present to be Heard:

Shannon Rudy, CDBG Project Selection/Certification Approval – Shannon requested that the Board adopt Resolution 2024-19 to allow \$78,283 to be directed to housing rehabilitation through SEDA COG for Penn Township residents. She explained that up to \$55,000 can be spent on each home and can be any project that is needed. Homeowners must apply and be qualified as low income. Six residents are currently seeking assistance. **On motion by Ross Smoker, seconded by Mark Strawser, and Board acclamation to have Isaac Ramer Jr. sign Resolution 2024-19 allowing the CDBG funds to be transferred to housing rehabilitation.**

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New Business:

Terry Stauffer Subdivision & Waiver Request – Allen Hornberger explained the subdivision and which neighboring properties would be purchasing the lots. He then explained the first waiver is to have the plan scale be one hundred and twenty feet per inch instead of one hundred feet per inch. The second waiver is to have the contour scale requirement be every twenty feet instead of every five feet because no buildings are to be erected on the lots.

On motion by Isaac Ramer Jr., seconded by Mark Strawser, and Board acclamation to approve the waivers for plan scale and contour scale as requested.

On motion by Isaac Ramer Jr., seconded by Ross Smoker, and Board acclamation to approve the Terry Stauffer subdivision.

Allen then presented a non-building waiver for approval and if in the future any building occurs the sewage permit would be done by the Township's Sewage Enforcement Officer.

On motion by Isaac Ramer Jr., seconded by Mark Strawser, and Board acclamation to have Julie Hartley sign the Non-Building Waiver.

Mackenzie Debo Waiver Request – Mackenzie requested that the Board grant her a waiver from a Land Development Plan. The Township's Subdivision and Land Development Plan requires that if an accessory building is fifty percent more than the principal building a Land Development Plan is needed but a Waiver can be granted by the Board. She contacted her neighbors, collected signatures and posted her property as the Ordinance requires. She continued by noting that three smaller buildings will be demolished and replaced with one forty by eighty building. The new building will not create any additional impervious surface. The rear set-back be more than the Zoning Ordinance requires. This project is not projected to change any stormwater as no additional impervious surface will be created. Jim noted that Township Engineer Chad Shaffer felt that the waiver would be appropriate since it does not create additional impervious surface. **On motion by Isaac Ramer Jr., seconded by Mark Strawser, and Board acclamation to approve the Waiver from Land Development Plans with the conditions that no additional impervious surface is created and that if issues occur after construction that a Stormwater Management Plan and a Land Development Plan be filed with the Township.**

Set Conditional Use Hearing for Regional Engagement Center – **On motion by Isaac Ramer Jr., seconded by Ross Smoker, and Board acclamation to set the Regional Engagement Center's Conditional Use Hearing for September 4th at 5:30 pm.**

Award Bids for Freightliner Dump Truck & Air Compressor – **On motion by Isaac Ramer Jr., seconded by Mark Strawser, and Board acclamation to award the bid for the 2006 Freightliner Dump Truck to Rusty Rill in the amount of \$25,000.**

On motion by Isaac Ramer Jr., seconded by Mark Strawser, and Board acclamation to award the bid for the 1973 towable Ingersoll-Rand Air Single Stage Compressor to David Klingerman in the amount of \$1,500.

Change Modification/Waiver Fee – Discussion was held as to whether the fee for Waiver/Modification Hearings needs adjusted. The fee is currently \$300 but the new Subdivision and Land Development Ordinance was changed so that these hearings do not need to be advertised or have a stenographer. Further discussion was held about whether the land owner or the Zoning Officer should notify neighboring properties and post the land. **On motion by Mark Strawser, seconded by Ross Smoker, and Board acclamation that the fee should remain \$300 and the Zoning Officer should notify neighboring properties and post the land and remaining funds should be returned to the applicant.**

Keystone Communications Quote for Comfort Station Cameras – **On motion by Mark Strawser, seconded by Isaac Ramer Jr., and Board acclamation to accept the bid of \$2,250 for the new camera at the Comfort Station.**

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Res. 2024-18 Right to Know Policy – Jim Bathgate explained that a new decision has been handed down that anonymous right to know requests and requests from out of the country can now be denied. A new policy needed to be adopted to accommodate this change. **On motion by Isaac Ramer Jr., seconded by Ross Smoker, and Board acclamation to sign Resolution 2024-18 changing the Township’s Right to Know Policy that anonymous and out of country requests will be denied.**

Res. 2024-17 Destruction of Files – **On motion by Isaac Ramer Jr., seconded by Ross Smoker, and Board acclamation to sign Resolution 2024-17 for Destruction of scheduled files.**

Steve Pope, 90-Day Review – Tabled until later in the meeting.

Nick Rice, 90-Day Review – Tabled until later in the meeting.

Old Business:

Honor Guard Van – **On motion by Isaac Ramer Jr., seconded by Ross Smoker, and Board acclamation to give the American Legion Honor Guard the proceeds from selling the towable air compressor in the amount of \$1,500.**

Reports

- Julie Hartley, Township Manager, Written Report Provided
- Mark Strawser, Roadmaster, Written Report Provided – Isaac asked about milling for PTMA and Mark responded that he was not able to oblige.
- Julie Hartley, Zoning Officer, Written Report Provided
- Colin Rice, Emergency Management Coordinator, No Report
- Jim Bathgate, Township Solicitor, No Report

Update on Bright Farms Water Usage – Isaac Ramer Jr. updated the Board on the latest meeting that PTMA held with Bright Farms. Three people from Bright Farms attended and explained that many leaks and other issues were identified as the reason for the overages. Currently the usage is in compliance with their allotted EDUs. PTMA is getting a special valve that will shut off automatically after warning Bright Farms that they are close to their limit and will then shut off the water. There are weekly reports done and reading of usage are conducted every three days.

Public Comment:

Bill Kline – Bill asked Shannon Rudy if the Regional Engagement Center is eligible for the CDBG funding and she answered that it is not.

Bill Moyer – Bill asked if the drainage was check in anticipation of Friday’s storm.

Jon Payne – Jon thanked all that participated in the PTMA meeting with Bright Farms.

Executive Session – An executive session was held from 7:25 pm to 7:35 pm to discuss personnel issues with no decisions being made at that time.

New Business Continued:

Steve Pope, 90-Day Review – **On motion by Ross Smoker, seconded by Isaac Ramer Jr., and Board acclamation to give Steve Pope an additional fifty cents per hour.**

Nick Rice, 90-Day Review – **On motion by Ross Smoker, seconded by Isaac Ramer Jr., and Board acclamation to not award any raises to Nick Rice at this time due to not knowing if he will return next summer.**

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Rescind Purchase of Ice Maker – On motion by Isaac Ramer Jr., seconded by Ross Smoker, and Board acclamation to rescind the purchase of an ice maker from Home Depot.

FYI:

- ESCRA June 19th Meeting Minutes
- Thank You from OVR Students
- 7.25.24 Payroll ACH Report
- PTMA Aug. 1st Agenda & July 2nd Minutes
- Edward Jones Invitation
- 8.8.24 Payroll ACH Report
- Check Register 7.11.24 to 8.7.24

Land/Subdivision:

- Fike Brothers Carpet One Conditional Use, filed 6.14.24, due 8.13.24, hearing 8.7.24
- Terry Stauffer Add-on Subdivision, filed 6.24.24, due 9.20.24
- Regional Engagement Center Conditional Use, filed 7.17.24, due 9.16.24, hearing 9.4.24
- Makenzie Debo, Waiver from Land Development, filed 7.18.24, due 9.16.24
- Carl & Ladawn Leitzel, Subdivision, filed 7.23.24, due 10.21.24

Approval of Accounts Payable (State and General Funds)- On Motion by Ross Smoker, seconded by Mark Strawser, and Board acclamation, to pay bills.

Adjournment - On motion by Ross Smoker, second by Isaac Ramer Jr., and Board acclamation the August 7, 2024 Supervisor's Meeting was adjourned at 7:48 PM.

Respectfully Submitted,

Julie Hartley
Manager