

# **Penn Township Planning Commission Minutes August 24, 2009**

Chairman, Dan Kuruna called the 8/24/09 regular meeting of the Penn Township Planning Commission to order at 7:10 pm. **Members present included;** Shane Kerstetter, Doug Klingler, Mike Kuhns, Ben Moyer and Bill Moyer. **Members absent:** Mike Savidge. **Also Present:** Solicitor, Jeff Edmunds and Brenda Moyer, Planning Commission Secretary. **Members of the Public Present:** Greg Mull, Lorne Nipple and William Sarge.

## **Approval of Minutes**

**Shane Kerstetter made motion to approve the minutes from July 27, 2009 as presented; Bill Moyer seconded the motion, and minutes were approved by commission acclamation.**

## **Public Comment**

- No public comment.

## **Persons Present To Be Heard**

**William Sarge was present representing Pine View Realty Company (Apex)** and a zoning change proposal for SC Tax Map PN 13-03-170. Property lies south of 522, and east of Middle Creek Road. Total tract 45.105 ac, with 5.305 ac within ROW areas, leaving a residual of 39.80 ac. Area north of railroad along 522 is 15.3 ac and south of railroad 24.5 ac. Currently zoned Industrial (I), owners are proposing a zoning change of the area south of rail to Agriculture Conservation (AC), with lands north remaining Industrial (I). Mr. Sarge noted a number of reasons for the request, including issues making access to the property difficult, approval from the railroad and Penn DOT ROW's, and hardship the company is experiencing due to the inability to sell this property. After much discussion, Mr. Nipple and William Sarge were advised to again contact the railroad, get in writing, what it would entail, if possible, to get an approved crossing for industrial use. Also, they were advised to contact Penn Dot to find out what the potential is for access to the property from Middle Creek Rd (SR 2 2009) for industrial use and residential access and use, if the rezoning was approved. To conclude the discussion, Solicitor Edmunds suggested PC make no recommendation to Supervisors, Sarge should draft a letter to Supervisors, be present at 9/01/09 to formally start the 60-day clock for a rezoning request and make presentation, identifying the issues leading PV Realty to this proposal including; railroad crossing access, size of the railroad bridge on Middle creek Road and large vehicle access, topography and Penn DOT's analysis of road access, industrial and/or residential (if the request were approved), also explain "hardship" the owners are experiencing due to the inability to sell this land. Draft minutes from this meeting will be presented to the Supervisors for the 9/01/09 Supervisors meeting.

*August 24, 2009 Planning Commission Meeting Minutes continued...*

**Greg Mull was present as part of the process for a Conditional Use approval.**

Mr. Mull is requesting a Conditional Use for the former Affordable Home Sales building and site at 360 Clifford Road, Selinsgrove. Conditional Use is requested as directed by Section 408.3 (B) Auto Related. Noting property would be subject to requirements of the zoning district in which property is located except as modified and provided in Section 805 of Penn Township Zoning Ordinance 2005-01, (amended 2007-02). **Upon motion by Mike Kuhns and seconded by Shane Kerstetter, Planning Commission recommend by acclamation the Supervisors approve the Conditional Use request.**

**New Business**

- No new business.

**FYI**

- For Your Information Ordinance 88-2 Driveways was provided for all PC members.
- PC Members were reminded of the 9/22/09, 7 pm, joint session to review any ordinance revisions.

**Old Business**

- All Statement of Financial Interest have been collected.

**Adjournment**

**Doug Klingler made motion with a second by Mike Kuhns to adjourn the August 24, 2009 meeting of the Penn Township Planning Commission at 8:25 pm.**

Respectfully submitted,

Brenda Moyer  
PC Secretary