

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGSGROVE
September 23, 2019**

Members present included: Dan Kuruna, Derek Straub, Ken Herman Jr., Tim Moyer, Claudia Brabant and Robert Grayston

Members Excused: Richard Hoover and Kevin Dressler, Jr.

Also Present: Solicitor James Bathgate, Manager Julie Hartley, Gene Kreamer, Jim Grose and Cory Peterson

The meeting was called to order by Chairman Dan Kuruna at 7:02 pm.

On motion by Ken Herman Jr. and seconded by Robert Grayston, and carried on a 6-0 vote, the minutes of the August 26, 2019 Planning Commission meeting, were approved as presented.

Persons Present to Be Heard – Gene Kreamer
Cory Peterson
Jim Grose

New Business –

Gene Kreamer informed the Planning Commission that the Sewage Enforcement Officer has not signed the Sewage Planning Module yet for the Yoder-Zook Subdivision but the testing is complete. He also explained that the plan scale was changed to 120 instead of 100 and that a line was changed slightly at the Beaver property which is recorded on the new plans.

After further review and discussion regarding the change of the plan scales from 100 to 120 one motion was made:

On motion by Derek Straub and seconded by Robert Grayston, and carried on a 6-0 vote, the Planning Commission recommended the Board of Supervisors to Agree to the scale change.

After further review and discussion of the plan changes one motion was made:

On motion by Robert Grayston and seconded by Claudia Brabant, and carried on a 6-0 vote, the Planning Commission recommended the Board of Supervisors to approve the Yoder-Zook subdivision with the following conditions met:

- 1) Plans signed by property owner and notarized**
- 2) Snyder County Planning Commission file number placed on the plans**
- 3) Signature on Sewage Planning Module by Sewage Enforcement Officer**

Gene Kreamer then asked if a proposed subdivision of Marvin Weaver which is located in Middle Creek Township and will be added to a property in Middle Creek Township could be deferred to Middle Creek Township and the Snyder County Planning Commission for review and approval. The subdivision will be 1.9 acres from parcel number 13-02-109 to parcel number 11-06-141.

After further review and discussion of the plan one motion was made:

On motion by Robert Grayston and seconded by Derek Straub, and carried on a 6-0 vote, the Planning Commission recommended the Board of Supervisors to defer the Weaver subdivision to Middle Creek Township and the Snyder County Planning Commission since only some residual would be in Penn Township.

Cory Peterson of LIVIC Civil presented a land use plan for the proposed police barracks in Pawling Station Business Park. He noted that the Snyder Co. Conservation District will be issuing a permit on September 24, 2019. He also presented a stormwater maintenance agreement with SIDCO that will be signed after the closing on the land. The Planning Commission advised that the land transfer would have to be complete before final land use could be approved. A note on the plans needs to be revised to state that a shooting range will not be built at this time but that a

Conditional Use hearing will have to be held if considered in the future. Cory addressed each of Bob Bickhart's comments regarding changes recommended.

After further review and discussion of the plan one motion was made:

On motion by Derek Straub and seconded by Ken Herman Jr., and carried on a 6-0 vote, the Planning Commission recommended the Board of Supervisors to approve the preliminary land use for the Selinsgrove State Police Barracks with the following conditions met:

- 1) Supervisor's signature block with three lines
- 2) Letter with Bob Bickhart's final comments
- 3) Permit from the Snyder County Conservation District
- 4) Conditional Use note needed for future shooting range on first page of plans
- 5) File an extension with the Township if not prepared by October 1, 2019
- 6) Plan changes to "preliminary" and submit "as built" when completed
- 7) Snyder County Planning Commission review number on cover page

The Planning Commission recommends to the Board of Supervisors that they contact SIDCO with regards to their stormwater maintenance plans once they sell the last lot in Pawling Station Business Park.

Jim Grose presented the subdivision plans of Brian Wolfe who wants to subdivide 1.06 acres and sell to an adjoining property. Mr. Wolfe will retain both accesses. Gene Wagner Jr. will be keeping his current right of way. The Snyder County Planning Commission has approved the subdivision. The Wolfe property will have a residual acreage of 6.35.

On motion by Claudia Brabant and seconded by Tim Moyer, and carried on a 6-0 vote, the Planning Commission recommended the Board of Supervisors to approve the Wolfe-Wagner Subdivision with the following conditions met:

- 1) Owner signature on plans and notarized
- 2) Snyder County Planning Commission filled out with file number

Jim Bathgate reviewed an upcoming Conditional Use for Steve Anderson. He has requested to place a duplex within the Highway Commercial zone which is not an allowed use and requires a Conditional Use hearing which is scheduled for October 1, 2019 at 6:30 am.

On motion by Robert Grayston and seconded by Ken Herman Jr., and carried on a 6-0 vote, the Planning Commission recommended the Board of Supervisors to grant Steve Anderson's Conditional Use with the following conditions met:

- 1) Letter from ESCRA showing that there is sewage capacity for the duplex
- 2) Confirm that the new duplex is on the original footprint of the former duplex

On motion by Derek Straub and seconded by Claudia Brabant, and carried on a 6-0 vote, the proposed Planning Commission 2020 meeting dates were accepted except the regular December meeting be on December 14, 2020 and the workshop meeting will not be held.

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

Adjournment – **On motion by Robert Grayston and seconded by Derek Straub, and carried on a 6-0 vote, the Planning Commission regular meeting was adjourned at 8:26 p.m.**

Respectfully submitted,

Julie Hartley, Township Manager