

**PENN TOWNSHIP  
PLANNING COMMISSION MINUTES  
228 CLIFFORD ROAD, SELINGSGROVE  
September 28, 2020**

**Members present included:** Derek Straub, Brian Wentzel, Marvin Weaver, Robert Grayston, Ken Herman Jr. and Jon Payne.

**Members Excused:** Claudia Brabant, Alternate William Moyer and Alternate Dan Kuruna

**Also Present:** Solicitor James Bathgate, Manager Julie Hartley, Gene Kreamer, Chad Shaffer, Sue Kintzer, Dave Bowersox, Jim Grose, Steve Anderson, Brian Wagner, Mike Thomas and Scott Shambach.

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

**On motion by Brian Wentzel and seconded by Robert Grayston, and carried on a 5-0 vote with Jon Payne abstaining, the minutes of the September 14, 2020 Planning Commission meeting were approved as presented.**

**Persons to be heard/New Business:**

**Jim Grose, Dave Bowersox Subdivision and Gordon Miller Proposed Subdivision** – Jim Grose noted that the variance was granted by the Zoning Hearing Board from Section 404.5 of 0.62 acres from the required 1.0 acre minimum lot area for Lot 1, and a variance of 12% from the required 40% maximum impervious coverage for Lot 2, conditioned upon applicant disconnecting the residence on Lot 2 from the on-lot septic system on Lot 1, and connecting the residence on Lot 2 to the public sewer. Dave Bowersox informed the group that Lot 2 is hooked up to the public sewer. Jim Grose shared that the zoning variance hearing results, that the current buildings were built before zoning and that the easement for the driveway and the driveway maintenance agreements are on the plans. All structures meet the 10 ft. set-backs.

**On motion by Robert Grayston and seconded by Jon Payne, and carried on a 6-0 vote, it is recommended that the Board of Supervisors approve the Dave Bowersox Subdivision.**

Jim Grose asked the Planning Commission, in regards to a proposed subdivision of Gordon Miller, what would be required to split a 2.7-acre lot into two lots. One would have a house and the other would have a garage for storage purposes. Jim Bathgate noted that "storage" is not an allowed use in the R1 zone and would require a zoning variance to proceed. Notations needed on the plans would include no water or sewer or building allowed also a driveway easement and maintenance agreement would be needed if a driveway is shared.

**Gene Kreamer, Sayre Subdivision** – Gene presented the Sayre Subdivision which would transfer .02 acres to Jeffrey Sayre from Thomas Hoffman. This additional acreage is to provide the Sayre home with an eight-foot set-back from the Hoffman's property line because currently the home's porch is on the adjacent property. Each lot would remain in compliance with having over one acre each. The eight-foot set-back instead of 10 feet would be considered to be "grandfathered".

**On motion by Robert Grayston and seconded by Ken Herman Jr. and carried on a 6-0 vote, it is recommended that the Board of Supervisors approve the Jeffrey Sayre Subdivision.**

**Scott Shambach, Brian Wagner Land Development Plan** – Scott Shambach asked the Planning Commission what type of land development plan would be needed to allow Brian Wagner to construct a 50 ft. by 80 ft. pole building on his property. Jim Bathgate answered that stormwater is important to address and he should start with a drainage plan. An existing logging road was improved to access the site and Tim Hornberger from the Snyder County Conservation District offered advice to temporarily control any erosion issues from this improvement. This is located in a RR zone and is on the same parcel as his home and detached garage.

**Chad Shaffer, RBBB Holdings/Ron Brubaker Final Land Development Plan** – Chad Shaffer noted that a Conditional Use hearing was granted from the Supervisors on July 8, 2020 regarding the building of an auto repair within a HC zone. The facility will be located at 555 Clifford Road approximately 450 ft. from route 522. A four-bay garage, office and parking are proposed. A drainage pipe on the property will be relocated and stormwater will be conveyed to a detention area. The access road will be elevated and an easement will be granted to a neighboring property owned by Lisa Walls. A request for sewage hookup has been placed and the water will be supplied by an on-lot well. A modification will be sought for a buffer yard on the north side of the property to be 15 ft. wide instead of the 75 ft. that is usually required and for a final plan instead of a preliminary plan. Because it is a final plan a bond will be

placed with Penn Township for the stormwater. A waiver/modification request will be needed for parking also. The impervious coverage is calculated at 25%.

**On motion by Jon Payne and seconded by Robert Grayston and carried on a 6-0 vote, it is recommended to the Board of Supervisors to have Township Engineer Bob Bickhart review the Stormwater and Final Land Development Plans for the RBBB Holdings service garage.**

**Mike Thomas, Diversified Management Solutions, LLC**- Mike Thomas explained that they are requesting a zoning variance to expand a mobile home park and reduce the set-back requirements in a HC zone. They would like these two variances in order to expand by nine mobile home lots. If granted, the set-back from Clifford Road would change from 80 ft. from the center line of the road to 56.5 ft. from the center line. It was noted that a drainage pipe runs under the property but the plan is to not place any homes over the pipe but if work is required homes can be moved if necessary. Jim Bathgate noted that expansion of a non-conformity can be done by Conditional Use hearing and a modification would be needed to alter the buffer area along Clifford Road. Also noted was that pavement was usually required for egress but that the current road is gravel also Mike questioned the width requirement noting a smaller width than what is required.

**The Planning Commission does not wish to make a recommendation at this time to the Zoning Hearing Board.**

**Executive Session called at 8:39 pm. Meeting reconvened at 8:50 pm with no decisions made.**

**On motion by Brian Wentzel and seconded by Ken Herman Jr. and carried on a 6-0 vote, a recommendation is given to both the Board of Supervisors and the Zoning Hearing Board to deny the application because of the following concerns:**

- 1) Minimal land remains in the Highway Commercial Zone and any expansion would infringe upon the same.**
- 2) The Planning Commission has concerns of reducing set-backs on Clifford Road as this is a major artery in the township. The Planning Commission requests that set-backs on a major artery road not be taken lightly.**
- 3) Concern about the current pipe on property as to whether it is adequate for future development.**

**Old Business** – The dates for next year's meeting were distributed to the Planning Commission.

**FYI-**

- Subdivision: D. Bowersox, subdivision 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
- RBBB Holdings/Ron Brubaker – Final LD, filed 8.25.20, due 10.23.20
- Diversified Management Solutions LLC, variance filed 9.9.20, due 11.8.20, zoning hearing 10.28.20

**Adjournment** – **On motion by Derek Straub and seconded by Brian Wentzel, and carried on a 6-0 vote, the Planning Commission regular meeting was adjourned at 8:53 p.m.**

Respectfully submitted,  
Julie Hartley, Township Manager