

**Penn Township
Planning Commission Regular Meeting
October 24, 2016**

Members present included: Cornelius Heeren, Derek Straub, Ken Herman Jr., Jonetta Ulmer and Jim Wentzel.

Members Excused: Tim Moyer, Dan Kuruna and Kevin Cook

Also Present: Attorney James Bathgate and Secretary Brenda Moyer

Members of the Public: Robert Garrett and Dave Herbert; GSVCC, Leonard Meckley and Zoning Officer Ray Cerezo.

The October 24, 2016 regular meeting was called to order at 7:00 pm by Vice Chair Cornelius Heeren.

On motion by Ken Herman Jr., second Jim Wentzel, the August 22, 2016 regular meeting minutes were approved as presented. Summary from the October 10, 2016 PC work session (a quorum was not present) was provided and will be reviewed at the November 14, 2016 PC work session.

Public Comment – n/a

Person Present to be Heard –

Bob Garret and Dave Herbert were present representing the GSVCC to provide information with regard to updating the Penn Township Comprehensive Plan. GSVCC recently worked with and completed updates for the SD Boro. Garrett pointed out we need to create an "implementable comprehensive plan". PT enacted a comp plan in 1985, revised in 2002 and per the MPC; comp plans are required to be reviewed and updated every ten years. The Chamber could serve as the "facilitator" for this process. A steering committee would need to be formed that could include PC members, zoning, PTMA, supervisors and residents. Steering Committee would receive 4-hour training on the process. Neal Fogle, an Economic and Community Development Educator with Penn State Extension, through the GSVCC would be utilized for the process. Surveys and input from PT residents would be used. GSVCC will provide PT with a proposal.

Leonard Meckley presented a revised subdivision plan for Carson S. and Dorothy K. Bailey, per comments from the September 26, 2016 PC meeting. The location of an existing shed and the previously proposed property lines did not meet township ordinances and Bailey was presented with options to meet ordinance requirements to receive a favorable recommendation for approval. The revised Plan now specifically addresses the following:

1. Existing building location will remain, the proposed plot line will move north to include existing building thus allowing for the 15' setback requirements for an accessory structure in the AC zone
2. A note was added to the Plan indicating Lot B shall remain agricultural
3. The "Non Building Waiver" was located at the top of Plan
4. Acreage notions were corrected and confirmed

Having met the previous recommendations, on motion by Jim Wentzel, second Jonetta Ulmer and acclamation, planning commission will recommend Plan approval by Supervisors with confirmation of the following:

1. The Affidavit of Ownership has been completed
2. A note shall also be added to the Plan stating ROW and Maintenance Agreement will be included in the new deed
3. The new deed shall include ROW access to TaxMapPN 08-02-017, Voneida property, from the owner of proposed Lot B
4. The new deed shall include a "Maintenance Agreement" for the shared ROW between owner of Lot B and TaxMapPN 08-02-60, Voneida, stating LOT B shall help maintain "at a minimum" a 50' X 70' portion of the 50' ROW
5. A copy of the new deed shall be provided to Penn Township

Note: at the September 26, 2016 PC regular meeting the following was decided as a recommendation to the Supervisors:

- On motion by Kevin Cook, second Cornelius Heeren and acclamation, planning commission will recommend the Board of Supervisors do grant the waivers requested. Waivers requested include:
 1. Waive required Plan scale of 1"=100' - request Plan scale of 1"=150' (Section 302 A SDLD Ord)
 2. Waive required black/blue ink on white paper – request use of multiple color for clarity

New Business –

- Discussion was held with Zoning Officer Ray Cerezo with regard to an electronic sign proposed for a business on Rt 522. The type of sign proposed falls within Section 506.9 of the zoning ordinance and shall comply with Section 825 in the zoning ordinance requiring Conditional Use approval. Cerezo will relay information.

October 24, 2016 Planning Commission Minutes continued.....

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- Proposed 2017 regular and worksession meeting dates were presented. Proposed dates included a work session the second Monday of each month. Work sessions for ordinance review only and will commence at 6:30 pm. **On motion by Derek Straub, second by Jonetta Ulmer and acclamation dates were approved.** Meeting dates will be advertised.
- Information with regard to Rental Maintenance Agreement with the CKCOG was discussed briefly. More information will be sought.

Old Business –

- No old business was discussed.

FYI –

Adjournment –

On motion by Derek Straub second Ken Herman Jr., and acclamation, the 10.24.2016 regular meeting of the Planning Commission was adjourned at 8:45 pm.

Respectfully Submitted,

Brenda Moyer
Planning Commission Secretary