

**Penn Township
Planning Commission Minutes
November 23, 2015**

Members present included: Dan Kuruna, Mike Kuhns, Derek Straub, Jim Wentzel and Jim Geiswite

Members Excused: Cornelius Heeren and Ben Moyer

Also Present: Attorney James Bathgate and Secretary Elizabeth Paige

Members of the Public: Jason Carpenter, Bob Kaufman, Pete DeWire, Ray Ulrich, Shane Ulrich, Chad Shaffer, Steven Bogush and Shane Kerstetter

The November 23, 2015 regular meeting was called to order at 7:00 pm by Dan Kuruna.

On motion by Jim Geiswite, second Derek Straub and commission acclamation the 10.26.2015 PC minutes were approved as presented.

On motion by Derek Straub, second Jim Wentzel and commission acclamation the 11.09.2015 PC workshop minutes were approved as presented

Planning member Mike Kuhns arrived at 7:10 pm.

Public Comment

Bob Kaufman and Jason Carpenter representing Christ United Methodist Church were present to inquire about the next step as the church is proposing the construction of about 8,000sf of the proposed 41,000sf building. Bob Kaufman stated preliminary approval for Phase II, which included the footprint of the proposed 41,000sf building, sewer and water connections plus the southern parking lot, was granted by the Township. After a brief discussion of the new proposed building and possible future phases of building additions, Solicitor James Bathgate stated with the new proposed building and possible future phases of building additions an amended preliminary plan for Phase II will need to be submitted as building construction needs to be done in accordance with plan approval.

Persons Present to be Heard

Steve Bogush was present with Chad Shaffer, PLS, representing the Steve Bogush Subdivision Plan, application #SD1504 (Expiration date 12.14.2015) tabled at the 10.26.2015 PC meeting. Chad Shaffer informed the Planning Commission an open swale is being proposed as the solution to resolve the drainage issue with the adjoining property owner, Ray Ulrich. Chad Shaffer stated the proposed swale and grading in conjunction with the swale construction was discussed with Ray Ulrich earlier at tonight's meeting. At this time, a site review document submitted by Robert Bickhart, Township engineer in regards to the drainage situation along the property line between the land of Steve Bogus and that of Ray Ulrich was distributed and reviewed. PC member, Jim Geiswite questioned the compliance with the Storm Water Management Ordinance requirements and E&S controls per the Snyder County Conversation District per site review of Robert Bickhart. Chad Shaffer stated E&S controls will be needed only for the swale construction and a final submission to Robert Bickhart for SWMO approval will be completed. Solicitor James Bathgate stated the Township will require a written agreement in regards to the swale construction and maintenance be signed by adjoining property owner, Ray Ulrich and filed with the plan.

On motion by Jim Geiswite, second by Derek Straub and commission acclamation, the commission recommends conditional approval to the Board of Supervisors of the Steve Bogush Subdivision Plan. The conditions to be met for final approval are as follows:

1. Storm Water Management calculations reviewed by Township engineer, Robert Bickhart
2. Stormwater Maintenance Agreement
3. Written Agreement with adjoining property owner, Ray Ulrich
4. Shared driveway agreement for proposed Lot 2
5. Plan certified by Owner

New Business

- Pawling Station Business Park Land Development – no submission of a plan has been made.
- Members for reappointment: Reference was made to the PC minutes of 10.26.2015. Shane Kerstetter was contacted and stated he is not interested in serving. Jim Geiswite stated he contacted Ken Herman Jr., who expressed interest in serving as a PC member.

- The 2016 meeting dates were reviewed. On motion by Jim Geiswite, second Jim Wentzel and commission acclamation the 2016 meetings dates are January 25 (re-organization), February 22, March 28, April 25, May 23, June 27, July 25, August 22, September 26, October 24, November 28, and December 19 (3rd Monday) with all meetings held at 7:00 p.m. and the PC will hold workshop meetings on the second Monday of each month at 6:30 p.m. as needed.
- Solicitor James Bathgate shared information from a recent seminar he attended in regards to the zoning ordinance signage section

Old Business –

- Ordinance review will resume at the next workshop meeting scheduled for December 14, 2015.

FYI–

- Solicitor James Bathgate stated the Township is waiting on the written decision from the December 19, 2015 variance hearing for Clifford and Carolyn Stoltzfus. The Solicitor requested the Township Secretary send out a copy of the signed written decision to the PC members.

Adjournment

On motion by Mike Kuhns, second Jim Geiswite, acclamation the 11.23.2015 Penn Township meeting was adjourned at 8:10 pm.

Respectfully Submitted

Elizabeth Paige
Planning Commission Secretary