

Penn Township  
Planning Commission Minutes  
228 Clifford Road, Selinsgrove  
December 18, 2017

The December 18, 2017 regular meeting of the Planning Commission was called to order at 7:02 by Chairman Kuruna.

**Members present included:** Dan Kuruna, Tim Moyer, Derek Straub, Jim Wentzel and Ken Herman Jr.

**Members Excused:** Attorney James Bathgate, Kevin Dressler Jr. and one Open Seat

**Also Present:** PC Secretary Brenda Moyer

**Members of the Public:** Chris Sheaffer, LDG and Enos Yoder

On motion by Ken Herman Jr., second Derek Straub and acclamation, the minutes of the November 28, 2017 Planning Commission regular meeting, were approved as presented.

Public Comment – n/a

Persons Present to Be Heard

Enos Yoder was present to discuss the Conditional Use request for the subdivision of AC land, TAX MAP PN 13-01-025 off Jackson Road. After discussion it was determined Mr. Yoder would not need a Conditional Use to subdivide a 76.84 parcel that would consist of a Lot 2 of 35.54 acres and residual of 41.30 acres. Residential construction on an AC zoned parcel, per Section 411.5B of the zoning ordinance of more than 2.5 acres would require a Conditional Use. Mr. Yoder informed the commission he had no plans at this time for any residential construction. Yoder was directed to submit a Subdivision application; Yoder was also advised a Non Building Waiver would be required on a plan of subdivision.

Chris Sheaffer, LDG was present representing Penn Township Municipal Authority (PTMA) for a Conditional Use request to expand an existing non-conforming use/lot. This request is to construct an additional water tank on lands currently owned by Penn Twp, TAX MAP PN 13-03-026, in the Village Center (VC) zoning district but to be conveyed to the PTMA with Conditional Use approval by the BOS and an approved subdivision.

On motion by Derek Straub, second Ken Herman Jr. and acclamation, the Penn Township Planning Commission does recommend the Board of Supervisors grant the Conditional Use approval with the PTMA meeting all local, state and federal regulations. A Conditional Use hearing has been scheduled for January 17, 2018 at 6:30 pm. The PC recommendation will be provided to the BOS.

Chris Sheaffer, LDG presented the Minor Subdivision application to convey lands from Penn Township to the Penn Township Municipal Authority (PTMA). 0.2194 acres is proposed to be subdivided from TAX MAP PN 13-03-026, owned by Penn Township to be added to TAX MAP PN 13-03-251, owned by Penn Township Municipal Authority. This lot add-on to PTMA lands would allow for the construction of a water tank. Sheaffer did address all comments by the PC as a result of reviewing the Plan on 11.28.2017. SCPC also reviewed the Plan and comments were provided and will be addressed as noted in motion.

On motion by Jim Wentzel, second Derek Straub and acclamation the PC would recommend the BOS do approve the minor subdivision request by the PTMA with the following conditions:

1. The approval certificate for SCPC on the Plan shall be amended as provided by SCPC. (per note #1 SCPC comments)
2. Add a note to the Plan with the "TOTAL" added for the eastern bearing and distance line removed for tract 13-03-251 (per note #2, SCPC comments)
3. Add a note to the Plan indicating "ownership certificates" are not required on the Plan
4. Provide comments to the BOS for review from DEP in reference to the Public Water Supply Permit Amendment for Water Storage Tanks, submitted to DEP in late August.
5. Meet all local, state, and federal regulations.

New Business –

Pc members were provided an invitation to "Public Officials Day" at the PA Farm Show.

Old Business –

The DRAFT revised FP Ordinance was provided to SCPC and comments were received. DRAFT was also provided to Leslie Rhoads, CFM, per FEMA requirements. Ms. Rhoads review comments were received as well and discussed. Per the comments Solicitor Bathgate is researching "the ability of the Township to enforce a misdemeanor" and SCCD has been contacted to provide comment on conservation district review of all applications in the floodplain. This information will be reviewed and revisions will be made to DRAFT and provided to the BOS for final review and possible advertisement for adoption.

Adjournment – With no further discussion, on motion Derek Straub, second Jim Wentzel and acclamation the 12.18.2017 Planning Commission regular meeting was adjourned at 8.35 pm.

Respectfully Submitted,

Brenda Moyer

Planning Commission Secretary