

**Penn Township  
Planning Commission Minutes  
228 Clifford Road, Selinsgrove  
March 27, 2017**

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

**Members Excused:** Cornelius Heeren, Jonetta Ulmer, Tim Moyer and Kevin Cook

**Also Present:** Attorney James Bathgate and Secretary Brenda Moyer

**Members of the Public:** Jim Grose, PLS and Chris Bailey, SU

The March 27, 2017 regular meeting of the Planning Commission was called to order at 7:00 by Chairman Dan Kuruna. The record shall show the March 13, 2017 PC work session was canceled and not held as advertised. On motion by Derek Straub, second Ken Herman Jr. and acclamation, the minutes from February 27, 2017, were accepted as presented.

Public Comment – no public comment

Persons Present to Be Heard –

Jim Grose, PLS was present representing the Final Subdivision Plan for Susquehanna University of the Evangelical Lutheran Church and applicant, Michael and Janie Coyne, prospective buyers of 2.92 acres of a 19.80 ac parcel owned by SU. This parcel, TaxMapPN #13-09-021, is situated in the AC (Agricultural Conservation) district, addressed 554 Sand Hill Road, Selinsgrove. The proposed subdivision would yield a Lot 1 – 2.92 acres, with continued residential use. Lot 1 has an existing home and driveway connected to Sand Hill Road (T-393). A well and on-lot septic, Permit # Z182712 also currently exists. The residual, identified as Lot 2, a 16.88 acre parcel shall remain as AG use. A Planning Waiver and Non Building Declaration have been included on the Plan for the residual Lot 2.

The Plan was reviewed by SCPC on 3.9.2017, comments were provided. Further review and discussion showed the subdivision did not meet one requirement of the Penn Township Zoning Ordinance, Section 411.5 B(3) – Maximum Lot Area: 2.5 acres - (proposed 2.92 ac), leading to 411.5 B(3)a – Proposed lots NOT falling in range shall be considered a Conditional Use. Discussions lead to the following recommendations by the planning commission:

On motion by Jim Wentzel, second by Ken Herman Jr., the Planning Commission would recommend the BOS do approve the subdivision request after review and approval of the Conditional Use request.

Member Derek Straub abstained from the vote.

On motion by Jim Wentzel, second by Ken Herman Jr., the Planning Commission does recommend the BOS grant the Conditional Use request with review, proper advertisement and a public hearing.

Member Derek Straub abstained from the vote.

With an application submitted a public hearing for Conditional Use will be prepared for May 3, 2017 at 6:45pm.

Old Business –

- Ethics form was provided by Derek Straub and via mail for Solicitor James Bathgate for CY 2016.
- Determining a lead contact representing the PC with GSVCC in the updating of the Penn Twp Comp Plan was not discussed.
- Review continued of the Zoning Ordinance 2005-01, picking up with Section 409 Industrial (I).  
409.1 – in accordance with ~~Add~~ Activities in this zone shall conform to Article X...  
409.2 – (A) building "s"  
(C) enclosed large processing establishment; i.e., with over five thousand (5,000) sq. ft. of ground floor area such as laundry services, large appliance or equipment repair shop  
409.3 – ~~Add~~ Communications or cell tower, per Section 811 (C)  
409.4 – Lot area and lot width not less than the following dimensions shall be provided for each dwelling unit and/or principal use hereafter established in this district. For each parcel of land in this zone shall not be less than the following:  
409.5 – ok  
409.6 – ok  
409.7 – ok  
409.8 – ok

**Reminder** - Per Penn Township SEO Dan Page – he and DEP would only permit (1) on-lot septic system per acre

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February 27, 2017**

3.27.2017 minutes continued.....

- 409.09 - ok
- 409.10 - ok
- 409.11 – ok
- 410.1 – ok
- 410.2 – (J) Home occupation, subject to Section ~~817~~ 820  
Add: (N) No-Impact Home-Based Business, Section 823
- 410.3 – Add: (E) Communication or Cell Tower, per Section 811
- 410.4 – ok
- 410.5 – ok
- 410.6 – ok
- 410.7 – ok
- 410.8 – ok
- 410.9 – ok
- 410.10 - ok

Ag security areas were discussed.  
What is Ag Security?  
Purchase of development rights?  
This information will be provided to the PC.

FYI –

Adjournment – On motion by Derek Straub, second Ken Herman Jr., the 3.27.2017 Planning Commission meeting was adjourned at 9:05 pm.

Respectfully Submitted,

Brenda Moyer  
Planning Commission Secretary