

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGSGROVE, PENNSYLVANIA
APRIL 25, 2016-7:00 P.M.**

Members present included: Cornelius Heeren, Jim Wentzel, Ray Cerezo, Ken Herman, Jr., Derek Straub

Members excused: Dan Kuruna, Tim Moyer and Kevin Cook

Also present: Attorney James Bathgate

Members of the public: Chris Sheaffer, Don Stringfellow, Laban Sensenig, James Munene, Jan Ritter, Rae Audine Snyder, Chad Shaffer

The April 25, 2016, regular meeting was called to order at 7:00 p.m., by Cornelius Heeren.

On motion by Derek Straub, second Jim Wentzel, and acclamation of the commission the 3-28-2016 PC minutes were approved.

Public Comment - No public comment.

Persons present to be heard:

1. Chad Shaffer was present representing Steve Bogush.

This was a sketch plan for property owned by Steve Bogush that was previously owned by Suburban Propane along Clifford Road Tax ID #13-03-131. Steve Bogush recently acquired the same. He would like to construct three (3) storage units on the same. Chad Shaffer was making inquiry as to the Planning Commission's recommendations. It was discussed that there would be a zoning issue that needed to be worked out because the property is located in the HC zone and storage units is not a permitted use in the same. Accordingly, it is necessary to determine whether or not the Applicant should file a Conditional Use Application and/or Variance. It was also discussed that should the project move forward then Bob Bickhart should be involved with reviewing the plan for stormwater issues.

2. Chris Sheaffer was present on behalf of Truck and Trailer Sales.

A sketch plan was presented wherein Truck and Trailer Sales would like to construct a new service area. They had a similar use in the past. However, this would expand and alter the prior legal nonconforming use. It was discussed that Applicant would obtain Conditional Use approval under Section 602(B), (C) of the Zoning Ordinance. Additionally, Applicant would have to file a Land Development Plan.

3. Labon Sensenig was present on behalf of his father, Lester Sensenig.

The Applicant had filed a Conditional Use Application with the Township as he seeks to use the property located at Route 522 Pawling Station Business Park (Tax ID #13-03-078), for bulk feed or grain storage. There will be approximately four (4) bins constructed and an elevator. The dimensions of the same would be 150' x 200'. The height would be approximately 60' for the bins and 120' to 130' for the elevator. A general discussion was had concerning any height restrictions and any possible impact on the airport hazard area. There was also discussion that there would be approximately thirty (30) trucks per day coming into the property. The current road through PennDOT would permit up to three hundred (300) trucks per day. The representative from SIDCO was in support of said project. There was also discussion that there is already stormwater management in place as the same was designed by Mid Penn. **On Motion by Jim Wentzel and seconded by Ken Herman, Jr., the Planning Commission recommended approval of the Conditional Use Application subject to the following conditions: Applicant satisfy any height restrictions under any applicable law; Applicant shall not infringe upon the airport hazard zoning**

area; that there is sufficient stormwater management to handle the project; and Applicant comply with all local, state and federal rules and regulations.

4. James Munene was present on behalf of Mashariki Motors, LLC d/b/a Motorlink Cars.

Applicant is seeking to use the property located at 2113 Route 522, Selinsgrove, Pennsylvania (Tax ID #13-03-055), for an auto sales and service business. Applicant is currently leasing said property from Robert Grayston. Applicant currently has a license through PennDOT. He plans on having approximately thirty (30) used vehicles for sale. He also will provide service within the existing building on the property. The same will include minor services, inspections, oil changes, brakes. He will not perform any painting. The primary aspect of the business will be sales with secondary service.

On motion by Ken Herman, Jr., and second by Derek Straub, the Planning Commission recommended approval of said Application contingent upon Applicant complying with any and all local, state, federal rules and regulations.

5. The Planning Commission reviewed the planning module of Michael Savidge, Pheasant Ridge Limited Partnership. The Planning Commission signed off on the same as all information from the Sewage Enforcement Officer was included within said module. It appeared that the Applicant still needed to initial Section I under the module.

6. Planning Commission Member Ray Cerezo announced that he was going to resign based on the changes in the Municipalities Planning Code concerning alternate planning members cannot be the Zoning Officer.

On Motion by Derek Straub and seconded by Ken Herman, Jr., the Planning Commission accepted the resignation of Ray Cerezo from the Planning Commission. The Planning Commission is going to recommend the Supervisors fill the vacant position on the Planning Commission.

Adjournment

On Motion made by Derek Straub and seconded by Jim Wentzel, acclamation of the commission the 4-25-2016 Planning Commission regular meeting was adjourned at 8:25 p.m.

Respectfully submitted,

James Bathgate, Esquire
Solicitor