

**Penn Township
Planning Commission Minutes
June 22, 2015**

Members present included: Dan Kuruna, Derek Straub, Ben Moyer, Cornelius Heeren and Jim Wentzel.

Members Excused: James Geiswite and Mike Kuhns

Also Present: Attorney James Bathgate and Secretary Brenda Moyer

Members of the Public: James Grose, PLS, Natalie Shipman, Garth Shipman

The June 22, 2015 regular meeting was called to order at 7:10 pm by Dan Kuruna.

On motion by Derek Straub, Jim Wentzel, commission acclamation the 5.18.2015 PC minutes were approved as presented.

Public Comment – No public comment

Persons Present to be Heard –

James F. Grose was present representing Jeffrey W. Goff and Nina L. Goff, Trustees Final Subdivision Plan. This subdivision begins with two tracts of land named Lot 1 (Tax Map PN 13-07-028 and 93.94 acres) and Lot 6 (Tax Map PN 13-07-068 and 24.28 acres).

Lot 1 – proposal is to subdivide the 93.94 acres creating a Lot 1 (residual) of 65.77 acres
a Lot 2 of 11.74 acres
a Lot 3 of 16.43 acres
93.94 – total acres of original Lot 1

Lot 6 – proposal to subdivide the 24.28 acres creating a Lot 6 (residual) of 22.74 acres
a Lot 5A (Add-On) of 1.42 acres (t/b added to newly created Lot 2)
a Lot 4A (Side Lot Add-On) of .12 acres (t/b added to TaxMap PN 13-07-044)
24.28 total acres of original Lot 6

Lot 6 residual has an existing home and a private drive off Old Colony Road.

Access to proposed Lot 2 shall be provided by a 50' (fifty) private access easement.

Proposed Lot 2 has an existing home, well and septic, permit # Z-016819.

Lot 5A (side add-on to proposed Lot 2), planned to provide permanent driveway access and to include the SWDA's (storm water drainage areas) installed for the stormwater control of what is proposed as Lot 2 (Lot 2, what is a portion of the original Lot 1).

Mr. Grose explained Lot 6 is not further identified on Plan because only minor work is being done with that lot.

It was noted SCPC did acknowledge receipt of the Plan.

No development is proposed for any lot included in this subdivision.

Current Plan describes Planning Waiver and Non Building Declarations for 2 lots"

Lot 2 - ...purpose of separating an existing dwelling from its farmland for agricultural use. No portion of Lot 2 of this subdivision is approved....

Lot 3 - ...express purpose of agricultural use. No portion of Lot 3 of this subdivision is approved...

Mr. Grose will add, provide, correct or change the following per planning commission:

1. Indicate the zoning district for each lot with a chart or table added
2. Add a non building waiver for Lot 1(residual)
3. Prepare the maintenance and easement agreement for shared driveways of Lot 6(residual) and proposed Lot 2, this language shall be forwarded to attorney Bathgate for review.
4. This driveway maintenance agreement and easement shall be part of the deed.

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5. The driveway easement and maintenance agreement shall also be noted on the Plan.
6. Driveway access for proposed Lot 3
7. Drive way access for Lot 1 (residual) (Mr. Grose notes there is 1000' of road frontage on Route 204 and will provide a "letter of HOP availability from PennDOT")
8. Note #13 on Plan will be cleared up
9. Need Plan to be notarized by the owner
10. Correct ownership of Tax Map PN 13-06-094
11. Revision date will added
12. The original deed will be provided to Mr. Bathgate for review.
13. A zoning variance application will be submitted
14. If a zoning variance is granted, this variance shall be noted on the Plan.

Two other items came up for discussion:

1. Ability to subdivided lands in the C (Conservation) district, per Section 410.4 of the zoning ordinance requiring
 - a. a minimum lot size of 80 acres
 1. **A Zoning Variance would be required. (dimensional)**
2. Does the original deed hold restrictions that would impede subdivision or place any liability on Penn Township Supervisors?
 1. **Original deed shall be provided to Attorney Bathgate for review.**
 2. **Only party to overrule restrictions would be the original party (commonwealth)**

Other items of question:

1. Is Jeff Goff's home definitely on Lot 6?
2. Why does the shaded grey line surrounding Lot 1 also run across Rt 204 into what is defined as Commonwealth land?
3. Does Plan scale meet Ordinance requirements?
4. Plan indicates SR1010 (old Colony) should be Twp Rd 868.
5. Should the use of 4 or 4A and 5 or 5A be consistent throughout Plan? Which is correct or are both correct?

A 90-day clock was noted for this subdivision application. Submitted 6.1.2015 will expire on 9.2.2015.

A 60-day clock would start for a zoning variance request.

New Business –

- An engineer review was discussed for the upcoming Land Development submission for the Dollar General planned on Route 522. **On motion by Cornelius Heeren, second by Ben Moyer, commission acclamation do recommend to Supervisors the Plan is reviewed by an Engineer of their choosing.**

Old Business –

- It was noted the determination from the zoning variance hearing held 6.1.2015 for the Dollar General Variance request from Attorney Slivinski had not been received to date. Attorney Bathgate pointed out he has 45 days to submit.
- Continued review of the zoning ordinance followed. Begin with District or Zone, next meeting.

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- The Penn Township Comprehensive Plan of 2002 was discussed. Mr. Bathgate will research Second Class Township requirements for a comp plan. **On motion by Cornelius Heeren, second Derek Straub and commission acclamation the Planning Commission would recommend the Supervisors follow the process to retain a third party to update the Comprehensive Plan, requesting clear concise explanation of the cost and the exact services to be provided. Also, what, if anything, the planning commission could do to help with update to offset cost.**

Some thoughts noted in Comprehensive Plan discussion included:

1. Research would include a survey of the community
2. Seems to be a disconnect between the township and other entities
3. Is there still a statistical analysis from the prep of current comp plan?
4. Is population driving Penn Township?
5. Noted Rush Township just completed Comp Plan, will contact for firm
6. Would a SU or Bucknell Professor or program revise our comp plan?

Other Business -

- Residents Garth and Natalie Shipman were present with a question: How does the township get FEMA to review flood maps? Will question Fred Ulrich on this.

Adjournment

On motion by Cornelius Heeren, second Ben Moyer, acclamation the 6.22.2015 Penn Township meeting was adjourned at 9:20 pm.

Respectfully Submitted,

Brenda Moyer
Planning Commission Secretary