

**Penn Township  
Planning Commission Regular Meeting  
August 22, 2016**

**Members present included:** Cornelius Heeren, Derek Straub, Kevin Cook, Ken Herman Jr. and Jim Wentzel.

**Members Excused:** Dan Kuruna, Jonetta Ulmer and Tim Moyer

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

**Members of the Public:** Pete DeWire and Michael Peleschak, PE

The August 22, 2016 regular meeting was called to order at 7:00 pm by Vice Chair Cornelius Heeren.

On motion by Jim Wentzel, second Ken Herman Jr., the July 25, 2016 regular meeting minutes were approved as presented. Cornelius Heeren, Derek Straub, Kevin Cook each abstained from the vote.

Public Comment – n/a

Person Present to be Heard –

Pete DeWire was present for review of a Final Subdivision Plan for Pete and Mary Anne DeWire. This subdivision located at 521 State School Road in the VC (Village Center) zoning district, Tax Map PN 13-03-270. Subdivision proposes a .574 lot subdivision w/ .918 residual, total 1.49 ac. This proposed lot will have public water and sewer service and capacity approval has been received from both the PTMA and ESCRA. SCPC has reviewed the proposal and all comments have been addressed. Discussion was held on obtaining the HOP and it was noted Plan approval is part of the process of obtaining the HOP and removal of an existing minimum use driveway prior to final HOP approval. **On motion by Kevin Cook, second Derek Straub and acclamation, planning commission would recommend approval conditioned upon removal of the existing minimum use driveway as required by PennDOT and prior to receiving a zoning / building permit.**

Michael Peleschak, PE and Project Manager for PA DGS Final Land Development Plan for the Repair / Replacement of the Water Distribution System on the Selinsgrove Center campus. Mr. Peleschak provided an overview of the project using page GP-4 from Plan as a visual. Number of parking spaces, ADA parking and requirements for bonding were discussed. Peleschak provided there would only be ONE person at the treatment center on occasion and no need for more parking, this project is also exempt from ADA requirements per 2012 IBC Chapter 11 Accessibility, Section 1103.2.5 and will provide to the township and this is a state project and we can rest assured the state will complete the project without providing a bond. Peleschak will also provide additional signature lines to plan as discussed. Comments provided by Larson Design Group were also provided. After review:

1. On motion by Ken Herman Jr., second by Derek Straub and acclamation, planning commission would recommend the Board of Supervisors approve the number / type of parking spaces as set forth in the Plan.
2. On motion by Derek Straub, second Kevin Cook and acclamation planning commission would recommend the Board of Supervisors waive the requirement for PA DGS to supply a performance bond for the land development project.
3. If items 1 and 2 noted above can be agreed upon and approved, **On motion by Kevin Cook, second Jim Wentzel and acclamation, planning commission would recommend the Board of Supervisors approve the Finals Land Development Plan of PA DGS on the condition Larson Design Group concerns have been addressed.**

New Business – n/a

Old Business –

- Mobilitee – Bathgate reviewed the letter prepared by the zoning officer, minor addition and letter can be sent.
- Member Kevin Cook was provided past updates to be included in his ordinance books.

FYI –

Adjournment –

On motion by Jim Wentzel second Derek Straub and acclamation, the 8.22.2016 regular meeting of the Planning Commission was adjourned at 8:10 pm.

Respectfully Submitted,

Brenda Moyer  
Planning Commission Secretary