

Penn Township Planning Commission Regular Meeting September 26, 2016

Members present included: Cornelius Heeren, Derek Straub, Kevin Cook, Ken Herman Jr., Dan Kuruna, Jonetta Ulmer and Jim Wentzel.

Members Excused: Tim Moyer

Also Present: Attorney James Bathgate and Secretary Brenda Moyer

Members of the Public: Leonard Meckley

The September 26, 2016 regular meeting was called to order at 7:00 pm by Chairman Dan Kuruna.

On motion by Derek Straub, second Jim Wentzel, the August 22, 2016 regular meeting minutes were approved as presented.

Public Comment – n/a

Person Present to be Heard –

Leonard Meckley presented the Carson S. and Dorothy K. Bailey Subdivision Plan. This is the second planned subdivision for the Bailey parent tract. Situated in the AC (Agricultural Conservation) zone, the current parent tract is 78.122 acres, a 26.218 subdivision proposed (3.499 acres in Jackson Twp and 22.719 acres in Penn Twp). Tax Map PN 08-02-017, while this Tax Map and PN is identified as a Jackson Twp parcel, the right for approval is Penn Twp as most of the land lies in Penn Twp., where the ordinances are more restrictive than those of Snyder County, this per review of the SCPC (Snyder County Planning Commission) File #5129. Bailey proposes creating a 26.218 acre lot to be transferred to a son. Proposed use is to remain AG at this time, with no construction planned. Comments were received from SCPC and addressed as required. After discussion, in response to the waivers requested,

Carson and Dorothy Bailey Parent Tract (2015) – 97.935 ac SD 2.3.2015 (family) – 19.813 ac Parent Tract Residual - 78.122 ac
Residual Tract (2016) – 78.122 ac Proposed SD(family) – 26.218 ac Parent Tract Residual – 51.904 ac
*original parent tract (81 – 130 acres) allows for four (4) non-family subdivisions. Currently 0 used.

On motion by Kevin Cook, second Cornelius Heeren and acclamation, planning commission will recommend the Board of Supervisors do grant the waivers requested. Waivers requested include:

1. Waive required Plan scale of 1"=100' - request Plan scale of 1"=150'
2. Waive required black/blue ink on white paper – request use of multiple color for better clarity

On Motion by Jim Wentzel, second by Derek Straub and acclamation, planning commission will TABLE the Subdivision Plan for Carson S. and Dorothy K. Bailey allowing for owner to address issues that do not meet Penn Township Zoning Ordinance. Plan was tabled for the following reasons:

1. As currently proposed the Plan shows an "existing metal shed".
 - "existing metal shed" is located within the 50' deeded ROW access to David W. Voneida (Tax Map PN 08-02-60)
 - "existing metal shed" is situated across the proposed new subdivision property line
 - "existing metal shed" location violates AC zone setback regulations of accessory structure 15', which apply due to the request for a sub division.
 - Bailey would need to remove "existing metal shed" to keep subdivision proposal as is
2. If the "existing metal shed" is to remain as:
 - The proposed subdivision lot line would need to be moved to either **INCLUDE** or **REMOVE** the "existing metal shed"
 - Moving the proposed lot line must accommodate the 15' accessory structure set back required in the AC zone
 - If proposed lot line is moved north to include "existing metal shed" and the 50' ROW, the new deed for the proposed Lot B would need to include language allowing access to 08-02-017, the Voneida property, from the owner of Lot B
 - Also, if proposed lot line is moved north to include "existing metal shed" and the 50' ROW, a "Maintenance Agreement" for the ROW between owner of Lot B and Voneida would be required
 - If the proposed lot line is moved south to allow the "existing metal shed" to remain with the residual, the ROW would remain as it currently exists
3. Whatever decisions are made with the "existing metal shed" or location of the subdivision lot line, the following changes are suggested for Plan:
 - A note numbered on the Plan - #1, referencing Lot B is to remain agricultural... would better serve to be located at the beginning of the information block to clearly show this lot is to remain agricultural and include....
 - "and until such time the non-building waiver is removed"
 - Also move the "Non-Building Waiver" to the top, beneath the revised statement
 - Correct the "existing deed acreage" on the Plan and confirm size of residual.

September 26, 2016 Planning Commission Minutes continued....

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New Business – n/a

Old Business –

- Discussion was held in reference to the Section 506, Signs in the PT Zoning Ordinance. Mr. Bathgate explained the US Supreme Court ruling with regard to sign ordinances. PC will review and consider possible revisions at the next work session.

FYI –

- The DRAFT Monroe Twp Comprehensive Plan will be made available to commission for review as desired.
- Development of Pawling Station was mentioned.
- Legal notices from SC Times were provided.

Adjournment –

On motion by Jim Wentzel second Derek Straub and acclamation, the 9.26.2016 regular meeting of the Planning Commission was adjourned at 8:30 pm.

Respectfully Submitted,

Brenda Moyer
Planning Commission Secretary