

**Penn Township
Planning Commission Minutes
September 28, 2015**

Members present included: Cornelius Heeren, Derek Straub, Jim Geiswite, Mike Kuhns (7:03) and Jim Wentzel.

Members Excused: Dan Kuruna and Ben Moyer

Also Present: Attorney James Bathgate and Secretary Brenda Moyer

Members of the Public: Richard Hoover, Miriam S Martin, Ronny W. Riegel, Carolyn Stoltzfus, Clifford Stoltzfus, Karli Mullen, T. Ethan Mullen, Peter Geipel, Kenneth Schuler, Antonio Michetti, Marie Ulmer and Chad Shaffer.

The September 28, 2015 regular meeting was called to order at 7:00pm by V Chair Cornelius Heeren.

On motion by Derek Straub, second Jim Geiswite and commission acclamation the 8.24.2015 PC minutes were approved as presented.

On motion by Jim Geiswite, second Derek Straub and commission acclamation the 9.14.2015 PC workshop minutes were approved as presented.

Public Comment – No public comment

Persons Present to be Heard –

Chad Shaffer was present representing the Steve Bogush Subdivision Plan, application # SD1504. Expiration date 12.14.2015. Mr. Bogush proposes subdividing TAX MAP PN 13-03-272A, a 6.32 acre lot in the R-2 (Medium Density Residential) Zoning District. The subdivision would create two (2) lots. Lot 1, 1.87 acre and Lot 2, 1.52 acre, the remainder 2.97 acres would be a "Lot Addition" to an adjoining, but separate lot (TAX MAP PN - 13-03-272 and 8.18 acres) owned by Bogush. With lot addition, the total acreage of the separate but adjoining lot, PN 13-03-272 would be 11.11 acres.

Proposed Lot 1 currently holds a single family home under construction (ZP15042), a well onsite and PTMA approved sewer capacity with a permit issued for this connection on the proposed Lot 1 (Permit # 1-2015-0001). The 6.4.2015 PTMA minutes indicate easements will be required for future homes.

SCPC has reviewed the Plan #SCPC 5048, provided two comments referring to PennDOT, unrelated to Penn Twp.

A HOP was obtained for proposed Lot 1(Permit # 03030932).

Working on HOP for proposed Lot 2, Shaffer met w/ PennDOT, working to create a shared DW w/ agreement.

ESCRA – capacity available, per 10.28.14 letter. (This letter PRIOR to this subdivision request, see letter).

Vice Chair Heeren referred to minutes from 1.23.12 PC meeting with regard to sinkholes. Shaffer indicated the holes were filled and this was done with some type of approval from DEP. Mr. Shaffer would try to locate this documentation.

Shaffer will return to the 10.26.2015 PC meeting with the following items in hand or on the Plan:

- Three (3) known but filled sinkholes will be located on the Plan
- A "No Build Zone" w/ a 50' radius will be identified on the Plan as a buffer around each identified sinkhole.
- Provide documents from DEP with regard to sinkholes. (approval for fill)
- Shared driveway agreement easement indicated on the Plan. (this to be provided to J Bathgate for review)
- Plan certified by Owner

Further discussion ended with a motion to table the Plan by Jim Geiswite, second Derek Straub and commission acclamation.

Antonio D. Michetti, Esquire was present representing the Clifford L and Carolyn A. Stoltzfus application for zoning variance. Application was submitted 9.24.2015 and shall be heard by the Penn Township ZHB by 11.23.2015. Michetti acknowledged the enforcement notice received by his clients issued by zoning of Penn Township. Notice indicated a women's facility (group home) is being housed and operated. This type of activity does NOT fall under any permitted use for that zone.

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LOCATION AND SITE DATA:

Addressed 1573 Old Route 522, Selinsgrove, PA, and Tax Map PN 13-03-073.
Total acreage 97.6 and located in the AC (Agricultural Conservation) zoning district.
A cottage, with a summer kitchen and one bedroom, one bath.
Two other existing dwellings.

Pastor and wife live in one of existing dwellings??

The other is the main house with seven (7) bedrooms with two (2) bunks each and capable to housing 28 women.
Four (4) bathrooms in this main house.
Also onsite an outhouse with two seats.
Barn, silo and several outbuildings.
Pond and wetland area.

Clifford Stoltzfus, landowner, indicated he is strictly a farmer and indeed raises 80 acres of corn on this property.
Mr. Stoltzfus allows ministry to "use" houses, cottage, barn and immediate grounds @ 17acres.
Mr. Stoltzfus pays taxes **and insurance** on physical property all other expenses and upkeep of buildings are handled by U-TURN for CHRIST.

USE DESCRIPTION PER ATTENDANCE:

Mr. Michetti provided a brochure (U-TURN FOR CHRIST PENNSYLVANIA) as he and others described the activities held at the aforementioned location.

Facility mainly intended as a Christian residential drug and alcohol ministry for women only.

Pastor indicated help for many disorders can be provided. (except those with sexual crime convictions)

Indicated this facility opened in April of 2015.

A strict daily schedule is followed by women (5:30 am thru 7:00 pm Church Service)

Pastor Mullen and wife live on site and attest to receiving no pay.

Miriam Martin also provides services for free. (Martin lives in Washington Twp and does not live on site)

Mrs. Mullen has a fulltime assistant (volunteer, no pay) who lives on site.

These women (Mullen and assistant) each have a cell phone, only two phones onsite.

WHO IS HOUSED IN THIS FACILITY?

Women who are recommended to the program by their church.

To date ages range 18 years – 60 years.

Women could come from anywhere, most come from PA and NJ, have had women from SC and HI.

Typical stay is 2-months.

Facility averages 8-10 women at a time.

It was acknowledged by pastor 13 was a "good" number.

A \$1000 fee is required by each woman to cover stay.

Applicants are thoroughly evaluated prior to acceptance into the program for suitability

All participants and their bags are thoroughly searched.

HEALTH SAFETY AND WELFARE OF WOMEN:

No land line phone service.

Group was questioned about septic capabilities; an on-site system was indicated, no other details.

Group was questioned about liability insurance. (By U TURN)

What other licenses might be required?

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Do you meet the State Department of Welfare requirements for occupancy/capacity?

Do you meet fire safety requirements?

Pastors T. Ethan and wife Karli Mullen spoke on behalf of the ministry.

Peter Geipel, Ken Shuler and Richard Hoover, all of the Calvary Fellowship Church (117 w. 11th Ave, Shamokin Dam), spoke of the positive experiences and outcomes on behalf of the facility. Noted these women have the desire to succeed and want the chance. Much interaction between the women of the Shamokin Dam church and the women of this facility.

Women enrolled in the facility are taught to cook, can, clean, sew, garden, bake etc.

Neighbors Ronny Riegel and Marie Ulmer also spoke on behalf of the facility and noted they were recipients of work on their own properties provided by the women housed in the facility.

Much emphasis was demonstrated by all attendance that the mission of this facility is to "teach to serve" and return productive people.

On motion by Mike Kuhns, second Cornelius Heeren (with James Geiswite abstaining from vote), remainder in acclamation, Planning Commission will not provide a recommendation or comment to the Zoning Hearing Board, but did advise applicant of things to address prior to a zoning hearing.

Discussion continued and Applicants suggested they might review requesting an extension of time excusing the 60-day time frame for a hearing. This extension would allow applicant to further prepare and gather information. Applicant requested they might attend the next Planning Commission meeting (10.26.2015) and clarify some of the issues discussed at this evenings meeting. A few points specifically noted included:

- How would UTURN for CHRIST establish entitlement to a zoning variance (hardship)
- Do you comply with all federal state and local regulations
- Plan showing a limited occupancy
- A guarantee of notification of any program changes
- Support from neighbors

On motion by Mike Kuhns, second by Derek Straub (w/ James Geiswite abstaining from vote), and remainder of commission in acclamation, the motion made previous will be rescinded.

At 8:35 pm Jim Wentzel and Jim Geiswite both excused themselves from the planning commission meeting. Wentzel, business before the commission, Geiswite, zoning officer involved in project.

James B. Wentzel II, 1576 Clifford Road, Selinsgrove presented to the commission a written request for waiver from land development. Wentzel proposes a 60' X 40' pole barn on his property, 48 acres, TAX MAP PN 13-04-006, in the AC (Agricultural Conservation) zoning district. According to the zoning ordinance definition of land development Mr. Wentzel would be required to submit a land development plan to the township unless he can demonstrate reason to be excluded. Mr. Wentzel provided a site plan that shows this construction would have 'no impact' on the items set forth as indicated in Section 105 – Land Development (C) 4.

On Motion by Derek Straub, second Mike Kuhns, by acclamation of commission who have not excused, the Penn Township Planning Commission would recommend the Supervisors approve Mr. Wentzel's request for waiver from land development.

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New Business -

Planning commission reviewed the formula for determining expiration dates of Subdivision and/or Land Development Plans. Begin count the day after the next planning or supervisor meeting held in the township and count 90 days. If 90th day falls on Saturday, Sunday, or a holiday, expiration would be the following day.

Susquehanna University contacted Penn Township to confirm and requirements as they proceed to make some facility changes located within Penn Township. They are planning a short road connecting an inaccessible parking lot along W. Sassafras to W. Sassafras, this in an attempt to keep cars from parking on W Sassafras during sporting events. SU also looking to pave an existing gravel drive from the end of this same parking lot over to the CEER research facility. This paved drive would be chained off so only authorized vehicles would be allowed to use it and would serve mainly as a student walkway to the CEER research facility. Lights would be installed for safety along the walkway. SU will provide a site plan of intended work and a zoning permit application for the installation of the lighting.

The Fair Association owner of the Selinsgrove Speedway (legal non-conforming use), in the HC (Highway Commercial) zoning district is proposing some changes in and around the speedway. The Fair Association approached township zoning to see what would be needed to comply with township regulations. Fair Association will be contacted to begin working on a site plan and provide a clear picture of what they are proposing.

Old Business -

A revised Nuisance Ordinance (2015- XXX), that would repeal Ord 92-3, that had been presented in a recent meeting was discussed. Planning did suggest the disposal of animal waste be included in the nuisance ordinance. As this was brought before the planning commission back in 2012 and a recommendation was made at that time PC would stand behind their initial recommendation to advertise and move to approve the same, but did, **On motion by James Geiswite, second by Mike Kuhns and by acclamation, recommend the inclusion of pet waste be made as noted.**

Other Business -

n/a

Adjournment -

On motion by Jim Geiswite, second by Derek Straub, and by acclamation the September 28, 2015 meeting of the Penn Township Planning Commission did adjourn at 9:20pm.

Respectfully Submitted,

Brenda Moyer
Planning Commission Secretary