

**Penn Township
Planning Commission Workshop Minutes
228 Clifford Road, Selinsgrove
October 10, 2016**

Members present included: Derek Straub and Jim Wentzel.

Members Excused: Dan Kuruna, Cornelius Heeren, Jonetta Ulmer, Ken Herman Jr., Kevin Cook and Tim Moyer

Also Present: Attorney James Bathgate and Secretary Brenda Moyer

Members of the Public: no members of the public were present

A quorum was not present but those present completed sections reviewed by member Derek Straub (Sections 819 thru 827) who was present and work done will be provide to all members for review.

Public Comment – n/a

The September 12th workshop was canceled.

PC will meet November 14th, 2016 for a work session. Will discuss Signs, Section 506

Section 407.3 – allow / add Conversion Apartment as a Conditional Use in the NC Zone and add reference to Section 812

Section 408.3 - allow / add Multi-Family Dwelling as a Conditional Use in the HC Zone and add reference to Section 822

Section 819 – Letter I, will be reviewed after Signs, Section 506 is revised.

Section 820 – In reviewing this Section PC will

- add to our definitions the MPC definition of "No Impact Home-Based Business" and
- add a Section 823 to zoning ordinance titled "No Impact Home-Based Business" using the eight factors from the MPC and
- add reference to "No Impact Home-Based Business" to
 1. 403.2 in RR
 2. 404.2 in R1
 3. 405.2 in R2
 4. 406.2 in VC
 5. 407.2 in NC
 6. 410.2 in C
 7. 411.3 in AC

Section 821 – ok

Section 822 – ok

Section 823 – ok

Section 824 – some discussion on letter C and the 50' setback required for Outdoor Recreation

Section 825.1 – change "yard" to "setback" in D and E.

Section 825.2 – Mixed Use Village

- discussion on letter A...what requirements?
- discussion as to whether it is even needed in ordinance
- why is it lumped with Section 825, Shopping Center,
- will search our ordinance and others for reference to Mixed Use Village
- what criteria would be needed for Mixed Use Village

Section 826 –

- letter D, #4 ~~affected~~ to affected and #5 effect to effects
- Letter F reference Section 807 Billboards and Flashing or Intermittent Lights on Signs

Zoning Map – Timing of any changes to zoning map (separate or with revisions to zoning ordinance)

Comprehensive Plan – will contact Shamokin Dam and GSCC for pricing

Adjournment - the 10.10.2016 Planning Commission workshop was adjourned at 8.37 pm.

Respectfully Submitted,

Brenda Moyer

Planning Commission Secretary