

**Penn Township  
Planning Commission Workshop Minutes  
228 Clifford Road, Selinsgrove  
May 8, 2017**

**Members present included:** Derek Straub, Dan Kuruna, Ken Herman Jr., Tim Moyer and Jim Wentzel.

**Members Excused:** Cornelius Heeren and Jonetta Ulmer.

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

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

**Public Comment** – n/a

Zoning Ordinance review picked up on Section 412.

412(A) - All proposed subdivision and land development located in the vicinity of public municipal wells or private community water supply facilities shall constitute a Conditional Use.

413 – Refers to Airport Overlay District, shall f/u with the airport to see if maps provided recently with proposed changes have been adopted and if airport overlay district has changed.

Article IX – Planned Residential Development (PRD) – PC members will review and provide thoughts and comments on whether this Article is relevant, current and/or should be incorporated into the Zoning Ordinance or SALDO.

Article X –

1001 – Does it make sense to for ALL zoning districts to be included or named in this Section?

1002(A) – Solicitor Bathgate will create a doc (sworn statement to be signed by applicant/owner) for PC review that would be included as part of the zoning permit application process. (**? 1002(A) states any application for a zoning permit for a "USE" which shall be subject to Article X performance standards. So would such a doc be required for all zoning permit applications?**)

1002(B) – ok

1002(C) - *Determination of Violation:* The Zoning Officer shall investigate any purported violation of performance standards and, if there are any reasonable grounds for the same, shall ~~notify the Board of Supervisors of the occurrence or existence of a probable violation. If after public hearings on due notice, said Board finds that a violation occurred or exists, such violation shall be terminated as provided in Section 1004.~~ then commence enforcement proceedings as set forth in Section 1105 of this ordinance.

1002 (D) *Termination of Violation:* All violations as ascertained in accordance with Subsection C above shall be terminated within thirty (30) days of the ~~decision of the Board of Supervisors or issuance of the enforcement notice~~ shall be deemed a separate violation for each day following and subject to fines as set forth herein.

1003 – ok

1004(A) - *Fire and Explosion Hazards* - In all activities involving, and all storage of, ~~in~~flammable and explosive materials, the owner or operator of such use shall provide:

- adequate safety devices against the hazard of fire and explosion;
- adequate firefighting and fire suppression equipment and devices standard in this industry;
- Burning of ~~waste~~ materials prohibited by DEP in open fires is prohibited.
- The relevant provisions of federal, state and local laws and regulations shall also apply.

1004(B) – ok

1004(C) - Dan will provide current research –

Noise - At the points of measurement the maximum sound pressure level radiated in each standard octave band by any use or facility, other than transportation facilities or temporary construction work, shall not exceed the values for octave bands lying within the several frequency limits given in Table I after applying the corrections shown in Table II. The sound pressure level shall be measured with a Sound Level Meter and associated Octave Band Analyzer conforming to standards prescribed by the American Standards Association.

~~D.~~ **eliminate D. and include the following with C.** - The latest version of the following references shall be used: American Standard Sound Level Meters for Measurement of Noise and Other Sounds, Z224.3 - 1994 and American Standard Specification for an Octave-Band Filter Set for the Analysis of Noise and Other Sounds Z224.10 – 1953, or the latest approved revision thereof.

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1004(D) – consider replacing D. with PCB or Other Chemical Nuisance Info – Brenda will research.

1004(E) Vibration - No vibration shall be permitted which is detectable without instruments at ~~the points of measurement.~~ adjoining property lines.

1004(F) – ok

1004(G) – Derek will research

1004(H) - **Odors** - No emission shall be permitted of odorous gases or other odorous matter in such quantities as to be readily detectable without instruments at the property line of the zone lot from which they are emitted ~~without instruments.~~ The same shall not apply to any odors protected by the "Right to Farm Law".

1004(I) - ok

Adjournment - the 5.8.2017 Planning Commission workshop was adjourned at 9:03 pm.

Respectfully Submitted,  
Brenda Moyer  
Planning Commission Secretary