

**Penn Township  
Planning Commission Workshop Minutes  
228 Clifford Road, Selinsgrove  
September 11, 2017**

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

**Members Excused:**

**Also Present:** Solicitor James Bathgate and PC Secretary Brenda Moyer

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

The 9.11.2017 Planning Commission Worksession was called to order at 6:30 by Chairman Kuruna.

**Public Comment** – n/a

General discussion was held concerning revisions to the Floodplain Ord 2007-06 and the Zoning Ordinance 2005-01.

- Two properties with possible activity in the FP were discussed and zoning and subdivision that applies to these parcels.
    1. 710-12 South Front Street – two parcels, each .74 acres, conflict in the zoning designation of these parcels with current map produced by SC GIS. Zoning map from 1996 shows this parcel in the R-1 zone, but general zoning map currently used show it could be AC. Research will be done determine what map was approved with passage of the zoning ordinance in 2005.
    2. 2652 Route 204 – this a 14-acre + parcel comprised of RR (Rural Residential) and C (Conservation) zones, with lands in an identified FP. Prospective buyers would like written confirmation from Penn Township identifying what is, and is not allowed on this parcel. Without an actual application submitted for subdivision or a zoning request for construction Penn Township can only provide the regulations that could apply to this parcel i.e. Zoning regulations, SALDO, Floodplain Ord etc.
  - Dan Kuruna, Solicitor Bathgate, PC Secretary will meet 9.21.17 at 2:00 pm and review the proposed revisions to the FP Ord.
  - Planning Commission began working on a list of "things to review" with zoning ordinance update
    1. 405.1 – keep as is
    2. 405.4 – s/b one (1) per acre with on-lot septic, all densities
    3. 405.5 (B) – With On-lot sewage: multi-family [ADD: dwellings and duplexes] and townhouses, subject to Section 822 provided there are public and/or community sewer and water.
    4. 406.3 (E) - multi-family [ADD: dwellings and duplexes] and townhouses, subject to Section 822 provided there are public and/or community sewer and water.
    5. 406.4 – all density sections shall be reviewed to assure 1 unit per acre w/ on-lot septic
    6. Will search zoning ordinance for all uses of "duplex"
      - *Definitions under dwelling and related terms*
      - *407.2 (B)*
      - *406.3 (E) – newly proposed*
- The term "duplex" is only used in these noted areas

**Adjournment** – Motion by Derek Straub, second Kevin Dressler Jr., and acclamation, the 9.11.2017 Planning Commission workshop was adjourned at 8:30 pm.

Respectfully Submitted,  
Brenda Moyer  
Planning Commission Secretary