

Penn Township Planning Commission Minutes February 22, 2010

Chairman, Dan Kuruna called the 2/22/10 regular meeting of the Penn Township Planning Commission to order at 7:08 pm. **Members present included;** Dan Kuruna, Mike Savidge, Ben Moyer, Mike Kuhns and Bill Moyer. **Members absent:** Shane Kerstetter. **Also Present:** Solicitor, Jeff Edmunds and Brenda Moyer, Planning Commission Secretary. **Members of the Public Present:** Gene Kreamer, Brian Wentzel, Craig Mitterling, and Jim Grose.

Approval of Minutes

Mike Savidge made motion to approve the minutes from January 25, 2010 as presented; Mike Kuhns seconded the motion, and minutes were approved by commission acclamation.

Public Comment

- none

Persons Present To Be Heard

Gene Kreamer was present representing Elizabeth B. and Craig E. Mitterling with a final subdivision plan for Tax Parcel 13-03-085, previously submitted in May of 2007. This would subdivide two lots from lands presently owned by Mitterling in the AC Zoning District. Total acreage is 61.423 less proposed Lot 2 of 1.961 ac., and less proposed Lot 3 of 1.405 ac, leaving a residual of 58.057 acres.

Plans were reviewed by SCPC in 5/2007 with no negative comments.

Lot 2 – Individual lot holding an existing dwelling, served by a common well w/ residual Lot 1, and it's own on-lot septic, installed prior to 1972. Sewage testing was done and a location reserved across MCR, should one be needed. Reference Sewage Permit Application # 008-09-B. No improvements are planned for this lot.

Lot 3 – Individual lot proposed for single family residential use. Will be served w/ private well and on-lot septic. Reference, Sewage Permit Application # 008-09-B.

Residual Lot 1 - No construction or improvements are planned for this lot.

A stormwater plan was indicated on the Final Plan for Lot 3, the only Lot with proposed construction.

An E & S Plan was also indicated on the Final Plan for Lot 3 again, the only lot proposing construction, a single family development. The property owner would be responsible for implementation of both plans.

There was discussion regarding zoning ordinance section 411.5 Residential Development in Agriculture Conservation Zone and how it would apply to the subdivision and the number of subdivided lots allowed in the AC Zone and whether it was a family transfer. It was decided in the interpretation of the Ordinance that Lot 2 shall not be considered as one of the allowed lots or dwellings, per the Ordinance, as there were two dwellings in existence on the parent tract at the time of adoption of the said Ordinance. This exemption will not apply to Lot 3 and this lot shall apply per Section 411.5 of the said Ordinance. Planning Commission would recommend to the Supervisors approval on the condition a notation was added to the Plan with this language. Mr. Kreamer will verify the wording with Solicitor Edmunds and present revised plans to the Township to be presented to Supervisors at the March 2, 2010 meeting for final approval. **On motion by Mike Savidge, with a second by Mike Kuhns, and acclamation of the commission, the Plan will be forwarded to the Supervisors March 2, 2010, meeting for approval if condition has been met.**

Gene Kreamer also presented a Sewage Facilities Planning Module for the subdivided Lot 2, if by chance the existing facility were to fail. Module was reviewed and signed by Penn Township Zoning Officer, Tom Snyder. **On motion by Mike Savidge and seconded by Ben Moyer, and Commission acclamation, the Module was signed was PC Chairman Dan Kuruna. Module will be forwarded to the March 2, 2010, Supervisors meeting.**

Mike Savidge excused himself at 7:55 PM.

Jim Grose presented a sketch plan for Greystone Estates, Tax Parcel 13-09-105. This is a total tract of 45.5 ± acres with proposed subdivision/land development of 20.4 ± acres, with a residual of 22.2 ± acres. Water supply and sewage disposal would be public. Mr. Savidge noted a waiver was previously granted by the Supervisors allowing for a setback reduction on the south side of property where property adjoins AC land. Planning Commission indicated the largest concern for development would be stormwater management. Mr. Savidge and Mr. Grose will be present with sketch plan at the March 2, 2010 Supervisors meeting.

Mike Savidge returned to the table 8:15 PM.

New Business

Presented to Planning Commission was a letter from a Township resident requesting to present his intent and procedure for his burial on his property. Resident was asking for input and requirements from the Township. Solicitor Edmunds indicated he would supply the Supervisors with some information prior to the March 2, 2010 meeting. This information will be forwarded to Planning Commission members.

Old Business

It was previously noted PC was one member short. Supervisor Brian Wentzel indicated his desire to sit on the Commission. Solicitor Edmunds provided PC with PA Code indicating Mr. Wentzel could in fact sit on the PC. **On motion by Dan Kuruna, seconded by Mike Kuhns and acclamation of group, Planning Commission moved to forward Mr. Wentzel's name to the Supervisors on March 2, 2010, for approval.**

FYI

Planning Commission was provided with a comparison of the value of zoning permits issued in the Township 2005 thru 2009.

PC members who were interested took a list of questions with reference to proposed revisions to the Zoning Ordinance.

Adjournment

The February 22, 2010 meeting of the Penn Township Planning Commission was adjourned by motion of Mike Kuhns; seconded by Bill Moyer and Commission acclamation at 8:55 pm.

Respectfully submitted,

Brenda Moyer
PC Secretary