

Penn Township Planning Commission Reorganization Minutes January 23, 2012

Temp-Chair Dan Kuruna called the 1.23.12 reorganization portion of the meeting of the Penn Township Planning Commission to order at 7:03 pm. **Members present included;** Mike Savidge, Bill Moyer, Shane Kerstetter, Ben Moyer, Cornelius Heeren and Dan Kuruna. **Members absent:** Mike Kuhns **Also Present:** Mr. James Bathgate, Solicitor, and Brenda Moyer, Planning Commission Secretary. Mike Savidge nominated Dan Kuruna to remain as chair, a second by Shane Kerstetter and nominations were closed. Motion by Bill Moyer, seconded by Ben Moyer, and acclamation of all, Dan Kuruna will return as Chairman of the Planning Commission.

Mike Savidge was nominated as Vice Chair, a second by Dan Kuruna. Nominations were closed and acclamation of all, Mike Savidge will return as Planning Commission Vice-Chair.

Chairman Dan Kuruna called the 1.23.12 regular meeting of the Penn Township Planning Commission to order at 7:05 pm. **Members present included;** Mike Savidge, Bill Moyer, Shane Kerstetter, Ben Moyer, Cornelius Heeren, Dan Kuruna and Mike Kuhns, who arrived at 8:15pm. **Also Present:** Mr. James Bathgate, Solicitor, and Brenda Moyer, Planning Commission Secretary. **Members of the Public Present:** Gene Kreamer, Chad Shaffer, Steve Bogush and Ryan Bogush. *Mike Savidge made motion to approve the minutes from December 19, 2011 as presented; Cornelius Heeren seconded the motion, and minutes were approved by commission acclamation.*

Public Comment

- No public comment.

Persons Present To Be Heard

Chad Shaffer, Stahl-Sheaffer engineering LLC – representing Grand Oak Estates Final Subdivision Plan

Site is located in the R-2 (Medium Density Residential) zoning district along Clifford Road on the south side of 522.

TAX MAP/PN 13-03-272. Total of 14.51 acres with a proposed 4 lot subdivision, public sewer and on- site water.

Mr. Shaffer's main concern this evening was to clear up and move past the issue of "closed depressions" (sinkholes) on this property. He referenced a letter received from the Penn Twp Planning Commission dated 12.22.11 suggesting PC would recommend to Supervisors before any approvals for the development of this land, certification of suitability to develop is acquired from a qualified professional.

Mr. Shaffer presented the PC with connection approval from PTMA, dated 1.5.12 and a DEP Water Obstruction and Encroachment Inspection Report dated 4/14/10, the report was provided to Mr. Bogush as the result of a complaint filed with DEP. Also provided was an e-mail from Water Pollution Biologist, Martin Friday, who suggested info to Mr. Bogush with information on sinkholes and a page printed from the DEP website, "What to do if I have a sinkhole."

Applicant indicated per DEP, activity of any "closed depression" was the result of water draining onto the land from two tiles running under Clifford Road. Applicant said permission was granted to create swales to the stream allowing water from these tiles to drain there and off the land. Lining swales with clay was mentioned.

After discussion it was agreed, coordinates of current 3 indicated "closed depressions" will be added to the Plan, and a "Non-Building Waiver" will be added to the Plan. This waiver would not allow for construction on any lot until the purchaser of the land attain certification of suitability to build on the site and whether or not structure would be on a slab or if a basement would be allowed. Mr. Shaffer will send Solicitor Bathgate language for the waiver for review. The information supplied from DEP (3 pages) will also be included in the SWM report and referenced on the title page of the Plan.

Mr. Shaffer will supply the PT Supervisors with an extension of time request.

Gene A. Kreamer, PLS - representing Irene D. and Gene E. Morris (daughter and son-in-law) for Fleta A. Holtzapple Living Trust

This is a Lot Addition Final Subdivision Plan, Tax Map # 13 PN-04-002, consisting of 84.475 total acres (residual Lot 1) prior to the proposed add on lot subdivision of 3.030 acre (Lot 2), leaving the residual Lot 1 with 81.445 acre. Parcels are located in the AC (Agricultural Conservation). Add-On subdivision (3.030 acres) would be added to Tax Map #13 PN 4-57 (1.058 acres) totaling 4.088 acres and one deed will be produced. Add-On may NOT be conveyed or developed without an approved subdivision plan and no improvements are planned. Meets and Bounds legal description Lot 2 and Tax Map 13 PN-04-057 incorporated were supplied. Applicant will present the same to their attorney for deed preparation.

Planning Commission on a motion by Mike Savidge, seconded by Bill Moyer, and commission acclamation to recommend conditional approval subject to the following to items: 1. A note will be added to the Plan indicating this is

the one-time “does not count” transfer of land to a child i.e. Irene D. Morris. 2. Owner will provide a copy of the incorporated deed within 30 (thirty) days of recording the approved Final Add-On Subdivision Plan.

New Business

- Statement of Financial Interest (ethics forms) will be provided when received from the state.
- On motion by Shane Kerstetter, seconded by Mike Savidge the Planning Commission recommend the Penn Township Nuisance Ordinance 92-3 and the Penn Township Ordinance Control of Weeds and Vegetation 66-3 be reviewed by the Supervisors and guidance provided. Mr. Bathgate will provide some “language” and/or examples of these ordinances for review by all and Supervisors will be invited to the 2.27.12 planning meeting.
- The submission of plans to the SCPC was discussed after receiving letter dated 1.18.12 from Mr. Bryan Rohland indicating the municipality must submit any subdivision land development plans for review to the county. This per the MPC. Penn Township currently allows the engineer/surveyor to submit their plans themselves. SCPC will accept submission by engineers/ surveyors if an e-mail or letter is presented allowing SCPC to perform the review.

Old Business

- A review of the Penn Township Stormwater Management Ordinance (Ord No. 2005-03 as amended by Ord No. 2007-04) by Mr. Bob Bickhart will be forwarded to Solicitor Bathgate. Supervisors at their 12/20/11 meeting suggested Bathgate and Bickhart work together to review and provide revision suggestions to Penn Township.
- Corrections were made to commission members, address and contact information sheet.

Adjournment

On motion by Bill Moyer, seconded by Mike Savidge and commission acclamation, the January 23, 2012 planning meeting was adjourned at 9.05 pm.

Respectfully Submitted,

Brenda Moyer
PC Secretary