

# Penn Township Planning Commission Minutes October 28, 2013

Chairman Dan Kuruna called the 10.28.13 regular meeting of the Penn Township Planning Commission to order at 7:03 pm.  
**Members present included:** Dan Kuruna, Shane Kerstetter, William Moyer, Mike Kuhns, Cornelius Heeren and Ben Moyer.

**Members absent:** none

**Also Present:** Brenda Moyer, PC Secretary and Solicitor Jim Bathgate. **Members of the Public Present:** Jon Payne

On motion by Ben Moyer, second Bill Moyer and commission acclamation the minutes of September 23, 2013 were accepted as presented.

Public Comment – no public comment

Persons Present To Be Heard - no persons were present to be heard.

Discussion held of requirements for land development plans as commercial businesses in the HC (Highway Commercial) zone continue to develop.

Refer to definition of Land Development A (1) in the SDLDO. This definition would dictate a land development plan or updated land development would be required for any business choosing to further develop. Additional cause for land development might include; original plans are outdated, new construction or development is not shown on original land development plan, no current land development plan, recording of approved plans at courthouse validates what is allowed, approved land development plans protects both sellers and potential buyers.

**Hempfield Behavior Health** a state licensed activity program for adults with developmental and intellectual disabilities has shown interest in a property in the AC zone in Penn Township, specifically 4633 Middlecreek Road. HBH has requested code compliance. HBH will be informed the need for a conditional use, noting Planning felt agriculture use (allowed) would be secondary to the intent of services HBH would be providing the individuals they are intending to accommodate (conditional), and might fall under Section 411.4 (E) of the Penn Township Zoning ordinance.

New Business –

*2014 Planning Commission dates were approved and will be advertised as follows on motion by Cornelius Heeren, second Mike Kuhns, and acclamation.*

- January 27 (reorganization)
- February 10 (workshop)
- February 24
- March 24
- April 28
- May 19 (3<sup>rd</sup> Monday)
- June 23
- July 28
- August 25
- September 22
- October 27
- November 24
- December 15 (3<sup>rd</sup> Monday)

The unexpired seat of Mike Savidge and the expiration of Bill Moyer's term on 12/31/2013 were discussed. No replacement yet for Mike and Bill Moyer is still undecided if he will seek reappointment. Jim Geiswite will be approached.

PC Chairman, Dan Kuruna, presented the commission with a letter from the Supervisors addressing the start time of Planning meetings or the delay thereof. Supervisor Payne who was in attendance noted it was just an FYI and no criticism was to be taken, meetings are advertised to begin at 7pm and should.

With the resignation of Vice Chair Michael Savidge, Mike Kuhns was nominated by Shane Kerstetter to fill this seat through 2013. *On motion by Ben Moyer, second by Cornelius Heeren and acclamation Mike Kuhns will fill the VC seat through 2013.*

***Letters of Credit (LOC) and the release thereof were discussed.*** SDLDO Section 503 (D) was cited. MPC also allows/requires a bond from an insurance agent guaranteeing the structural integrity of the improvements for one year, or the reduction of the LOC to 10%, or less if requestor can provide written documentation for township to consider accepting less than 10%. ***On motion by Cornelius Heeren, second by Shane Kerstetter, and acclamation, Planning will recommend Supervisors following the MPC and require 10% to remain on LOC or bonding from insurance agent to guarantee structural integrity of improvements for one year.***

**Old Business** –

Items noted under Old Business are topics that continue to be discussed. No formal decisions made.

Will review October 2, 2013 Supervisor Minutes for details of decision regarding subdivision and/or land development plans and the need for engineer review.

**FYI** -

A joint Penn Township committee workshop to include Penn Township Municipal Authority, Penn Township Board of Supervisors and the Penn Township Planning Commission will be scheduled and advertised for February 10, 2014, 7pm. Workshop will look at the future of Penn Township and where it might be headed or directed. Topics to consider for discussion that immediately popped up in Planning: future developments, zoning, Breezewood, a gas line, water – sewer expansion etc.

**Adjournment** – The October 28, 2013 Planning Commission meeting was adjourned at 8:50 pm on motion by Cornelius Heeren, second by Bill Moyer and commission approval.

Respectfully Submitted,  
Brenda Moyer  
PC Secretary