

# Penn Township Planning Commission Minutes November 25, 2013

Chairman Dan Kuruna called the 11.25.13 regular meeting of the Penn Township Planning Commission to order at 7:18 pm.

**Members present:** Dan Kuruna, Shane Kerstetter, William Moyer, and Ben Moyer.

**Members absent:** Cornelius Heeren

Mike Kuhns arrived at 7:30.

**Also Present:** Brenda Moyer, PC Secretary and Solicitor Jim Bathgate.

**Members of the Public Present:** Howard S Rosen, Derek Straub and Jim Geiswite.

On motion by Ben Moyer, second Shane Kerstetter and commission acclamation the minutes of October 28, 2013 were accepted as presented.

Public Comment – no public comment

### Persons Present to Be Heard –

**Howard S. Rosen representing 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. Tax Map and PN 13-05-088. HBH submitted an application for Conditional Use pursuant to Sections 411.1, 411.3, and 411.4 (E) of Penn Township Zoning Ordinance. A hearing notice has been posted on the property and will be advertised twice in the local paper. Mr. Rosen provided the following details; property will not be used residentially, must and will be licensed by DPW, zoned Ag, propose AG use, couple of ponds will be fenced in for safety, hillside for berries, provide AG training, learn life cycle of plants, few duck, rabbits and chickens, may sell eggs along road.

Other important notes: Law requires 50' sq ft per person minus hallways and stairs, possibly 20-25 people. Adult participants may come from a family situation, a group home or a sheltered apartment. No meals would be provided, participants would pack lunch, transported privately, and hours would most likely be 9am – 3pm, Monday thru Friday, may try 7 day program, could have fund raisers, 1 staff member per 5 participants, @ 5 staff members and 1 Supervisor, no large structures proposed, possibly chicken coop, rabbit hutch, currently land hold a home and a workshop/shed, street level of home office and reception area, walkout basement would access common area.

Parking and sewage were discussed. Mr. Rosen noted an engineer has looked at the property and suggested widening the second driveway from 12' to 18'; provide additional parking and two handicap parking spaces with paved access to the lower level entrance. Sewage will be looked into and noted proper capacity would be required for DPW licensing.

Further discussion determined Section 402.2 – Use Otherwise not provided For – Conditional Use request shows the primary use as an agricultural education day program facility and Section 411.14 Accessory Use, a secondary use and in this instance being small scale Ag. Request would also need to meet the requirements of Section 801 Conditional Use Standards.

**On motion by Shane Kerstetter, second by Ben Moyer and approved, with Chairman Kuruna abstaining, commission will recommend the Penn Township Supervisors approve the Conditional Use request of Hempfield Behavioral Health, at the location of 4633 Middle Creek Road with the following conditions provided and presented to Supervisors satisfying Sections 402.2, 411.14, 801 and all of the following;**

A preliminary drawing locating:

1. Septic
2. Current buildings
3. Any proposed structures
4. Current and proposed driveway
5. Current and additional parking w/ requirements met
6. Stormwater

Additional requirements would include:

1. License - DPW
2. HOP (Highway Occupancy Permit), if driveway is widened
3. Sewage capacity confirmed by Penn Twp SEO

Planning secretary will forward draft minutes to Mr. Rosen and provide him Sections 402.2, 411.14, 801 and Section 502 – Parking. Mr. Rosen will be present at the Dec 4, 2013 Conditional Use Hearing.

*Planning Commission Minutes 11/25/2013 continued...*

**Derek Straub** was present to introduce himself to the Planning Commission. Mr. Straub provided his background and indicated he would like to sit on the Planning Commission.

Mr. William Moyer whose planning term will expire 12/31/2013 informed the commission he will not seek reappointment.

**Jim Geiswite** was present to introduce himself to the Planning Commission. Mr. Geiswite provided his background and also indicated he would like to sit on the Planning Commission.

Mr. Straub and Mr. Geiswite's names will be forwarded to the Penn Township Supervisors at the December 4, 2013 meeting for the appointment of one to fill the remainder of the term of Mike Savidge, expiring 12/31/2013.

On January 6, 2014, Reorganization, both names will be presented to the Supervisors for appointment for 4-year terms that would expire 12/31/17.

**New Business** –

The construction on the site of the CUMC at 68 Mountain Road was discussed. The approved zoning permit application was reviewed and compared to the approved Preliminary/Final Land Development Plan for CUMC. Adherence will be evaluated.

**Motion by Bill Moyer, second by Ben Moyer and acclamation, the commission will recommend the Supervisors review the Christ United Methodist Church development plan, the zoning permit application and the actual development.**

**Permit Fees** were discussed. A permit is a license, not a revenue generator. Excessive cost could be interpreted as a tax. The fee would be considered to cover the process time and site inspections.

Permit fees and method of calculations from other municipalities and the CKCOG were provided to planning members and input on Penn Township's zoning permit fee will be accepted from members at the December PC meeting.

**Old Business** –

Members will also consider an addition for the revised Subdivision Land Development Ordinance clarifying requirements for engineer review and need for an escrow account for subdivision and land development submissions.

**FYI** –

Workshop Reminder – February 10, 2014, 7pm

**Adjournment** – The November 25, 2013 Planning Commission meeting was adjourned at 9:55 pm on motion by Shane Kerstetter, second by Mike Kuhns and commission approval.

Respectfully Submitted,  
Brenda Moyer  
PC Secretary