

Penn Township Planning Commission Minutes November 28, 2011

Chairman Dan Kuruna called the 11.28.11 regular meeting of the Penn Township Planning Commission to order at 7:03 pm.

Members present included; Dan Kuruna, Bill Moyer, Shane Kerstetter, Ben Moyer, Cornelius Heeren and Mike Kuhns.

Members absent: Mike Savidge. **Also Present:** Mr. James Bathgate, Solicitor, and Brenda Moyer, Planning Commission Secretary. **Members of the Public Present:** Chris Sheaffer of LDG, Michael Kauffman and Eric Funk for CUMC. Chad Sheaffer, Stahl-Sheaffer Engineering LLC.

Brief introductions were made welcoming new PC Member Cornelius Heeren who was appointed by the Supervisors on 11/1/11 to fill the recent resignation of PC member Brian Wentzel. Mr. Heeren's term will run through 12/31/2012.

Bill Moyer made motion to approve the minutes from September 26, 2011 as presented; Mike Kuhns seconded the motion, and minutes were approved by commission acclamation.

Public Comment

- No public comment.

Persons Present To Be Heard

Chris Sheaffer, LDG - representing Christ United Methodist Church – Preliminary / Final Land Development Plan.

Land development is located at 1780 Route 522, Selinsgrove, TAX MAP/PARCEL #13-08-116, on 18.56 acres above the Amatos/Foss Jewelers area. Phase I Final Land Development would consist of a pavilion, western parking lots, access drive to 522 and a connector to Horizon Drive, SWM facilities and a water main extension. Phase II Preliminary Plan will consist of the main building (church), southern parking lots and sewer and water connections.

A conditional use was approved on July 18, 2006 by Supervisors allowing a church to be built in the R-2 zoning district. Solicitor Bathgate confirmed the Conditional Use did not expire. Mr. Sheaffer reviewed and explained recent revisions to the Plan per the SWM review by Robert Bickhart. To follow are items that need to be addressed:

- Plans will be sent back to Bickhart for a re-review of issues addressed by Larson.
- Mr. Sheaffer will request via mail from the Penn Township Supervisors a 90 extension of time to begin the day following the Plans original expiration date of 12/26/2011. New expiration date would be 3/26/2011.
- NPDES Permit approval letter required
- E + S approval letter required
- Financial Security (Performance Guarantee) for Phase I to be presented at 12/19/2011 PC meeting.
- Highway Occupancy Permit (HOP) required
- PTMA plan approval letter
- ESCRA capacity approval letter
- Copy of the letter sent to Ridgeview residents to be provided to Penn Twp by CUMC.
- Any responses from Ridgeview residents presented to Penn Twp at 12/19/11 PC meeting.
- Applicant will provide signed maintenance agreement referring to SWM facilities and Township right of entry for inspection of facilities.
- Would this maintenance agreement be noted on the Plan, noted in the recorded deed, and agreement recorded separately... and noted on Plan if recorded separately?
- FAA, receipt # 2011AEA-3528-0E

Mr. Sheaffer and representatives of CUMC will attend the 12/19/11 planning meeting.

Chad Sheaffer, 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. After much discussion a list of concerns and things to consider are noted.

- Note on Plan relieving Penn Township of any liability arising from inherent geological issues that may occur...or something to that effect.
- Note on Plan describing how to handle a sinkhole and/or "closed depression".
- Documentation from DCNR with regards to filling in of the sinkholes.
- Engineer will document "closed depressions" on the Plan and indicate the required 50' buffer.
- Deed should include language "all property owners are on notice this property has had sinkholes in the past" – or an agreeable statement to that effect.
- SCPC comments
- SCCD approval letter
- PTMA approval letter
- ESCRA capacity approval
- Consideration of the driveway locations and Highway Occupancy Permits (HOP)
- Consideration basement v. slab
- Plan will expire 2.13.2012 without a written extension request from Penn Township.

New Business

- Supervisors are considering reducing their regular meetings from two times a month to one time a month, noting a "special meeting" could be called if the need arises. Second Wednesday of each month is being considered and will be decided at the 12/6/11 Supervisors meeting. Mr. Bathgate will discuss second Wednesday with Mr. Muolo to see if this works for his schedule.
- It was noted Pine Brook Road signs are different.
- Heights of some Township stop signs were questioned.
- 2012 meeting dates were discussed and approved as presented:
 - January 23 (re-organization)
 - February 27
 - March 26
 - April 23
 - May 21st (3rd Monday)
 - June 25
 - July 23
 - August 27
 - September 24
 - October 22
 - November 26
 - December 17 (3rd Monday)
- Dan Kuruna, Mike Kuhns, and Ben Moyer whose terms are up on 12/31/11 have each agreed to another 4-year term on the Planning Commission. Letters will be presented to the Supervisors requesting reappointment at Supervisors 1/03/2012 Reorganization Meeting.

Old Business

- As Built Plans for the Selinsgrove Center Boiler Plant Expansion were presented- with comments from the SCPC. Plans and comments will be forwarded to the Supervisors Meeting on 12/6/2011 for final approval.
- Mr. Bathgate presented his review of the Penn Township Zoning Ordinance to be reviewed by planning members and discussed at the next meeting.
- Mr. Bathgate will make suggestions for next meeting for including in zoning ordinance revision some exceptions for expirations of permits or special uses that have been approved. Add language about procedures as they apply to the MPC.

Adjournment

On motion by Mike Kuhns, seconded by Bill Moyer and commission acclamation, the November 28, 2011 planning meeting was adjourned at 9:50 pm.

Respectfully Submitted,

Brenda Moyer
PC Secretary