

**Penn Township Planning Commission**  
**Minutes**  
**December 15, 2014**

Chairman Dan Kuruna called the 12.15.2014 meeting of the Penn Township Planning Commission to order at 7:05 pm.

**Members present included:** Dan Kuruna, Derek Straub, Shane Kerstetter, Mike Kuhns, Ben Moyer, and Cornelius Heeren. Member Jim Geiswite arrived at 8:50 pm.

**Members absent:** All members were present.

**Also Present:** Brenda Moyer, PC Secretary and Attorney James Bathgate

**Members of the Public Present:** Carl Carr, Karen Carr, and Gene Kreamer.

On motion by Ben Moyer, second by Mike Kuhns and commission acclamation, the minutes from the November 23, 2014 PC meeting were approved.

Public Comment – no public comment.

Persons Present to be Heard

Gene Kreamer was present to discuss the requirements of Penn Township for Marvin L and Ruth Ann Weaver of whose land parcel spans Middlecreek and Penn Township. Parcel # M-06-141, and 11.36 acres. Site plan indicates @ 1/3 of total parcel in MC Twp and @ 2/3's total parcel in Penn Twp. All current and existing development is only located in Middlecreek Twp. Taxes are paid to MC Twp. Weavers are proposing to extend a gravel driveway adding a building and a holding tank. The building will be completely in MC Twp, a portion of the gravel driveway will cross the township line and the 1500 gallon holding tank may be sitting on the Middlecreek/Penn Twp line(per the township line sited on the plan). The area reserved for a replacement on-lot sewage disposal system is entirely in Penn Twp (Application #Z154564), if the township line is correct. The actual township line is uncertain. A subdivision Plan from 2002 and the current site plan prepared by Mr. Kreamer using information from the Freeburg Quad Map, sites the line to best of his professional judgment without doing a complete, expensive and to some extent, unnecessary survey of the property.

None of the proposed construction will interfere with or create stormwater issues, per Mr. Kreamer.

Is a land development plan for Penn Township required? **On Motion by Cornelius Heeren, second Derek Straub and acclamation, the planning commission would recommend at the 1/5/2015 supervisor meeting, Supervisors waive any requirement to submit a land development Plan to Penn Township for this project, as proposed development will have NO impact on Penn Township.**

Mr. Kreamer asked the decision be supplied in writing to applicant.

An additional motion by Derek Straub, second Cornelius Heeren and acclamation for Planning Chairman, Dan Kuruna to complete and sign the Sewage Facilities Planning Module Component 4A for Marvin L and Ruth Ann Weaver and to forward the Sewage Facilities Planning Module to the Penn Township Supervisors for review and approval by signing at the 1/5/2015 supervisor meeting.

On motion by Jim Geiswite, second by Derek Straub a motion was made for the V-Chair, Cornelius Heeren to sign the DEP Request for Planning Waiver and Non-Building Declaration for the Richard R. and Ronny W. Riegel Subdivision planning waiver, motion was approved with Mr. Kuruna abstaining from the vote due to personal relationship with the family.

Carl and Karen Carr were present to provide the items recommended by the planning commission from the 11/23/14 meeting in the quest to determine whether a land development plan is required for current proposals on their land. This property is off Quarry Road. Tax Map PN 13-07-073 and consisting of 30.87 acres in the AC Zone. Mr. Carr did provide a site plan for his property that located all current buildings, size and the permit issued for each construction.

Mr. Carr provided a manure management plan as requested and zoning permit application for 2 structures that have been built with no permit and an application for a proposed building and an addition to an existing.

A letter was provided to the Carr's from Snyder County 911 Addressing. This letter was provided to Penn Township from the GIS office, the original letter was returned to the GIS office. Carr's indicated they will provide selections for their private road name.

On motion by Cornelius Heeren, second Ben Moyer, (Shane Kerstetter was opposed to the waiver and voted nay, Mike Kuhns abstained from the vote) and remaining members, a majority of the Planning Commission, would recommend the Penn Township Supervisors grant a waiver from the land development plan requirement because the activities do not meet criteria of the ordinance. This recommendation for approval should be condition upon the following:

- Permit application process is complete
- The Carr's can provide proof they have followed up on addressing
- Copy of the site plan is provided
- Any future consideration for development or construction shall begin with permitting applications and the Penn Township Zoning Officer would make a determination at that time if a land development plan is required.
- A completed waiver application shall be provided along with \$300 fee.

The Carr's have indicated a home may be part of their future plans for this parcel. Planning Commission did inform the Carr's a land development plan would absolutely be required at that time. A public hearing shall be scheduled and advertised to notify the public of the waiver request. Notice of hearing will be forwarded to neighboring property owners.

**New Business**

- The term of planning commission member Shane Kerstetter ends 12/31/2014. While Shane professes to have enjoyed and to have learned a lot from his time on the planning commission he has decided to not look for reappointment. The remaining members were not happy with his decision.
- Bob Garrett, President and CEO of the Greater Susquehanna Valley Chamber of Commerce will attend the 1/5/2014 Supervisor meeting to introduce himself and meet our Board of Supervisors. Mr. Garrett would like to have a joint meeting with Chamber people, SIDCO members, the Penn Township Planning Commission and the Board of Supervisors to discuss the Pawling Station Business Park. The next planning meeting will be the date set and Supervisors will be invited to attend.
- Penn Township received a letter from the DH and L Fire Company regarding a gate installation and accessibility for the fire company to a township property in the event of an emergency. Attorney Bathgate in response did compose a letter to the owner of the gate in question noting the letter from the fire company and their concerns.

**Old Business**

- The draft Outdoor Wood Fired Boiler Ordinance was presented and a minor change was made to the title. This ordinance will be presented to the Supervisors at the 1/5/2015 Supervisor meeting and will request the supervisors move forward with adoption at the 2/4/2015 Supervisor meeting.

The December 15, 2014 Planning Commission meeting was adjourned at 9:10 on motion by Shane Kerstetter, second by Mike Kuhns and acclamation.

Respectfully Submitted,

Brenda Moyer  
 Planning Commission Secretary