

Penn Township Planning Commission

Minutes

December 19, 2011

Vice-Chairman Mike Savidge called the 12.19.11 regular meeting of the Penn Township Planning Commission to order at 7:00 pm. **Members present included;** Mike Savidge, Bill Moyer, Shane Kerstetter, Ben Moyer, Cornelius Heeren and Mike Kuhns. **Members absent:** Dan Kuruna. **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. *Bill Moyer made motion to approve the minutes from November 28, 2011 as presented; Ben Moyer 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. A conditional use was previously approved on July 18, 2006 by Supervisors allowing a church to be built in the R-2 zoning district.

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.

Mr. Sheaffer, LDG presented a written response dated 12/15/2011, addressing each issue and comments from the PC in the 11/28/11 meeting. **Discussions closed and with a motion by Mike Kuhns, second by Cornelius Heeren and Commission acclamation, to recommend conditional approval to the Supervisors for Phase I (Final Plan) and Phase II (Preliminary Plan) of the land development plan of the Christ United Methodist Church. Conditions to be met for final approval are as follows:**

1. NPDES Permit
2. E + S approval
3. PTMA approval
4. Performance Guarantee
5. Stormwater Maintenance Agreement
6. Assurance from Twp Engineer, Mr. Bob Bickhart is comfortable with Prem/Final approval.

Mr. Sheaffer discussed the time frame for receipt of each of these conditions. Plan along with PC recommendation will be forwarded to the 12/20/2011 Supervisors meeting.

New Business – No new business

Old Business –

- Ordinance revisions were discussed briefly and will continue to be worked on.
- Discussion with regard to a Plan recently submitted to the Planning Commission, specifically the subdivision by Mr. Bogush. Concerns were voiced about the past sinkholes on this property and the possible inherent danger of new sinkholes and the extent the Township could be held liable. **On motion by Shane Kerstetter, seconded by Cornelius Heeren, and Commission acclamation, PC Secretary, Brenda Moyer will send a letter to the developer addressing the sinkhole issue.** This letter is in effort to provide developer with concerns and time to address the concerns prior to next meeting. Contents of letter will be reviewed by the Township Solicitor prior to mailing.

Adjournment

On motion by Mike Kuhns, seconded by Bill Moyer and commission acclamation, the December 19, 2011 planning meeting was adjourned at 8:30 pm.

Respectfully Submitted,

Brenda Moyer
PC Secretary