

# Penn Township Planning Commission

## Minutes

### March 24, 2014

Vice-Chair Cornelius Heeren called the 3.24.2014 meeting of the Penn Township Planning Commission to order at 7:00 pm.

**Members present included:** Derek Straub, Cornelius Heeren, Ben Moyer, Jim Geiswite and Mike Kuhns.

**Members absent:** Dan Kuruna and Shane Kerstetter

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

**Members of the Public Present:** Wayne Brouse and Bob Bickhart

**Motion made by Jim Geiswite, second by Derek Straub and acclamation to approve the 2.24.14 minutes.**

Public Comment - N/A

Persons Present to be Heard

**Mr. Bob Bickhart was present representing Wayne C. Brouse, Susquehanna Valley RV Final Supplemental Land Development.** TaxMp PN 13-3-195. This is a 5.278 acre parcel located in the Highway Commercial District (HC). Mr. Brouse proposes a 25' X 100' addition to the rear of the existing principle structure, the principle shown on plans from 2000 approval. Mr. Brouse is submitting a supplement to this 2000 Plan. SCPC provided 'no comment' on the Plan. No roads, driveways, easements, water or sewer are needed or proposed for the addition. Stormwater is addressed and no additional SW facilities are proposed or required.

**After review and motion by Jim Geiswite, second Mike Kuhns, and acclamation, planning commission will recommend the board of supervisors approve the Final Supplemental Land Development Plan, with applicant agreeing to record the supplement and provide a receipt to the board of supervisors.**

New Business

Much discussion recently with regard to when a land development plan is or is not required. Discussion noted the Municipalities Planning Code (MPC) allows for townships to exempt certain things out of the definition of 'Land Development'. Planning Commission and supervisors should recognize in certain circumstances construction will not have any effect on important detail such as stormwater, sewer and water, roads, etc.

With this in mind, Planning Commission with the help of the solicitor have prepared to request amending the Penn Township Subdivision Land Development Ordinance 2005-02, amended 2007-03, Section 105, specifically the definition of Land Development by adding, letter (C) 1 thru 4. In amending this definition it will allow for specific exclusions from the land development definition and provide other guidelines to follow.

This proposal for amendment was supplied to SCPC, no comments have been received.

Also discussed was Article VIII, Exemptions and Waivers of the SALDO. Section 801 allows the board of supervisors to EXEMPT any land development applicant from full compliance of the SALDO if a sketch plan would indicate an exemption is feasible.

***What would make a Plan exempt? If you are considered exempt then do you complete waiver app?***

Section 802 and 803 of SALDO detail Waiver and Procedure for Waiver.

Resolution 2014- 07, was presented for review by planning, this could allow supervisors to waive land development plans if applicant can prove construction would have no impact on streets, dw's, parking, sewage, water and other items set forth in the SALDO. A copy of the waiver application was presented for PC review and a \$300 application fee shall be set in the Resolution, 2014-07.

PC discussed adding a Section 804 (No Title Indicated), that could read something like.... *an applicant may request waiver for any construction and/or land development that has no impact on SW, streets, sewer, water.....*, it was determined this was covered in proposed amendment.

**On motion by Jim Geiswite, second by Ben Moyer, acclamation, PC will recommend supervisors:**

1. Pass Resolution 2014 - 07 as written.

**allow procedures required to amend the Penn Township SADLO 2005-02, amended 2007-03 as follows;**

2. Add to Section 105, specifically under the definition of 'Land Development', letter (C) 1 thru 4.

3. Also add a Section 804, to the same, this directing when and why a waiver could be considered.

...24.2014 Planning Commission Minutes continued...

**Old Business**

An ordinance modeled by PA DEP for Outdoor Wood-Fired Boilers, then drafted for Penn Township specifically was reviewed. A draft will be presented to the Penn Township Supervisors on 4/2/2014.

**On motion by Jim Geiswite, second by Derek Straub, acclamation, planning commission would recommend the supervisors review and consider for adoption the Outdoor Wood-Fired Boiler Ordinance.**

Discussion on Ord 2006-01 (Road Standards) – no modifications.

Minor Land Development Ordinance proposal – tabled

Dave Bowersox, in ground recharge standards – tabled

Sample Ordinance – Noxious Weeds – a nuisance ordinance that covers noxious weeds was developed in 2012, but not passed was shared.

Planning member Jim Geiswite provided questions steps for township property owners should get answers for prior to construction.

Jim also provided a checklist to Planning Commission for subdivision and land development submissions. Brenda will type these up and provide to members for review and additions.

No ethics forms were returned.

Dan Kuruna – not present, no report if contact was made with Todd Roup w/ regard to Selinsgrove Center.

**FYI –**

The proposed Resolution 2014-07 was presented just for review and an FYI for Planning Commission as noted above. The waiver application in reference to this resolution was shared as a FYI.

It was noted the Roadmaster and two supervisors met with Don Bergy of Furman Foods to discuss S Front Street and the condition of a road. It was agreed Mr. Bergy would talk to all truck drivers to drive slow and try to stay off the berm of the road. This road is a very low volume road and some inexpensive repairs will be looked at to keep the road up.

A 2014 Local Officials Directory and a new binder were provided to each PC member present.

**The March 24, 2014 Planning Commission meeting was adjourned at 9:38 on motion by Jim Geiswite, second by Ben Moyer and acclamation.**

**Respectfully Submitted,**

**Brenda Moyer  
Planning Commission Secretary**