

Penn Township Planning Commission Minutes April 25, 2011

Chairman, Dan Kuruna called the 4.25.11 regular meeting of the Penn Township Planning Commission to order at 7:04 pm. **Members present included;** Dan Kuruna, Mike Savidge, Bill Moyer, Ben Moyer and Shane Kerstetter. **Members absent:** Mike Kuhns and Brian Wentzel. **Also Present:** Mr. James Bathgate, Solicitor and Brenda Moyer, Planning Commission Secretary. **Members of the Public Present:** Cynthia Romig, Rick Romig and Bob Bickhart.

Approval of Minutes

Mike Savidge made motion to approve the minutes from March 28, 2011 as presented; Bill Moyer seconded the motion, and minutes were approved by commission acclamation.

Public Comment

- No public comment.

Persons Present To Be Heard

Bob Bickhart was present representing Ricky L. and Cynthia A. Romig in a land subdivision Tax Map 13 PN 06-045. The area being subdivided is in the RR (Rural Residential) Zone with a total of 11.186 acres, with a new Lot 1 consisting of 1.1164 ac. and a Lot 2 of 10.022 ac. The proposed Lot 1 is located along Route 204, with a single family dwelling and a current address of 2542 Route 204. Lot 2 holds the well that supplies water to Lot 1; there is a recorded agreement Snyder County Deed Book 227, Page 634.

Mr. Bickhart presented a list of all Plan revisions that were made. List included the existing driveway was flagged and added a note #9 regarding DW use rights and maintenance responsibilities, Note 10 regarding sewage disposal for the existing building located on Lot 2 and added minimum well isolation line. Added a notation that plan was reviewed by SCPC 3/21/2011, File No 4470, and the words "FINAL PLAN" added to the plan.

In response Planning Commission asked:

#9 - to specify in recorded plan and deed that Penn Township does not share any responsibility for maintenance of this driveway.

#7 – should incorporate into this note - any further development would require a land development plan and/or subdivision plan.

Owner noted a new septic system would be installed on the new Lot 1. Mr. Bickhart will prepare a sewage facilities planning module and get to Russ Goodling. Any final approval of Plan would be contingent on this module being successful.

At this point Chairman Kuruna suggested the commission table the plan. **On motion by Shane Kerstetter and seconded by Bill Moyer, and acclamation by the committee the plan was tabled.**

Romig will be added to the 5.23.11 agenda.

A letter addressed to the Planning Commission from Mr. Romig, dated 3/29/11 was read to the group by Shane Kerstetter.

Old Business

- Mr. Bathgate provided a Section 804 – Modifications that could be used in SDLD only. He explained the difference between a waiver and a modification. Discussion was held noting if agreed to add the new 804 sections 802 and 803 could be removed, thus, this would renumber 804. Jim will revise subsection D of the presented 804 and come up with a definition for modification.
- Mr. Bathgate indicated he will have his review of the SDLD Ordinance for the May meeting.
- An ongoing water problem in the Salem Glenn Development was discussed.

New Business

FYI

Adjournment

The April 25, 2011 meeting of the Penn Township Planning Commission was adjourned by motion of Shane Kerstetter; seconded by Ben Moyer and Commission acclamation at 8:20 pm.

Respectfully submitted,

Brenda Moyer
PC Secretary