

Penn Township Planning Commission

Minutes

April 28, 2014

Chairman Dan Kuruna called the 4.28.2014 meeting of the Penn Township Planning Commission to order at 7:03 pm.

Members present included: Derek Straub, Jim Geiswite, Dan Kuruna, and Shane Kerstetter.

Member Mike Kuhns arrived at 7:05.

Members absent: Cornelius Heeren and Ben Moyer

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

Members of the Public Present: Greg Mull and Jon Payne

Motion by Jim Geiswite, second Derek Straub and acclamation to approve the 3.24.14 minutes. Shane Kerstetter and Dan Kuruna both abstain from that vote as neither were in attendance at previous meeting.

Public Comment - Jon Payne thanked the planning commission for time volunteered.

Persons Present to be Heard

Greg Mull was present to get clarification of any requirements for some improvements to his properties.

Proposal 1 – Mr. Mull is planning to pave the front car lot and a strip at the rear of the building, at Mulls Car Sales at 360 Clifford Road. Only currently stoned areas will be paved. Mr. Mull was asked to verify with zoning the amount of total impervious with paving, per Section 408.9 of the zoning ordinance, which cites NOT more than 50% of the lot area, including building area coverage may be covered with impervious coverage. Also storm water should be considered per the SW Ord Section 301 (G) 1-3. The zoning officer will be contacted to meet with Mr. Mull and review this paving proposal.

Proposal 2 – Mr. Mull is proposing an addition to the building at Salem RV, 387 Clifford Road. This proposal may or may not require a land development plan. After discussion Mr. Mull will wait until after the May 7, 2014, supervisor meeting. At this meeting supervisors will need to decide on a proposed amendment to the SDLD Ordinance. The proposal if approved would amend the definition of Land Development allowing for certain things to be excluded from the complete land development process, but would still be required to address stormwater.

New Business

No new business.

Old Business

There was a second review and discussion by planning commission of a proposed Outdoor Wood Fired Boiler ordinance. PC secretary will contact Monroe Twp who has had a similar ordinance in place since 2008, to see what, if any, issues they have encountered.

DEP will also be contacted to question how responsive DEP would be to any or what kind of complaints.

Secretary will also try to locate information of buying, selling and installation of a Phase 1 boiler from DEP.

Mr. Geiswite will also do some research on what can be purchased and regulations provided by a seller of these boilers.

On motion by Jim Geiswite, second by Shane Kerstetter, acclamation, planning commission will table the draft Outdoor Wood-Fired Boiler Ordinance, until further research is provided.

No presentation by Mr. Bowersox.

Minor Land Development Plan – An amendment had been proposed to the SDLD Ordinance to cover 'minor' land development. PC decided if the proposed amendment to the SDLD Ordinance is adopted on May 7, 2014 by the supervisors, this addition would not really be necessary to the SDLD Ordinance.

Motion by Jim Geiswite, second by Shane Kerstetter, acclamation, planning will not pursue any proposal to add a Minor Land Development section to the SDLD Ordinance.

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Submission List – The lists provided by assistant zoning officer, Jim Geiswite, at the previous meeting were provided to each PC member. PC members will 'add to' the lists for next meeting.

Ethics Forms – none submitted

Selinsgrove Center – no contact was made with Mr. Todd Roup, but he will still be pursued to gather any information on any future uses at the Selinsgrove Center. There was some unconfirmed information learned of the possibility of a Medicaid Call Center on site.

The April 28, 2014 Planning Commission meeting was adjourned at 9:00 on motion by Jim Geiswite, second by Derek Straub and acclamation.

Respectfully Submitted,

Brenda Moyer
Planning Commission Secretary