

**Penn Township Planning Commission  
Minutes  
June 24, 2013**

Vice Chairman Mike Savidge called the 6.24.13 regular meeting of the Penn Township Planning Commission to order at 7:10 pm. **Members present included:** Mike Savidge, Ben Moyer, Mike Kuhns and Shane Kerstetter. **Members absent:** Dan Kuruna, Bill Moyer, and Cornelius Heeren. **Present:** Brenda Moyer, PC Secretary and Solicitor Jim Bathgate. **Members of the Public Present:** Gene Kreamer, PLS, Greg Holtzapple, Jon Payne and Chad Shaffer.

**Motion by Mike Kuhns second by Ben Moyer to approve the minutes of April 22, 2013; Mike Savidge and Shane Kerstetter abstained from the vote, minutes were approved by majority.**

**Motion by Shane Kerstetter, second by Mike Savidge to approve the minutes of May 20, 2013, Mike Kuhns and Ben Moyer abstained from the vote, minutes were approved by majority.**

Public Comment – no public comment

Persons Present To Be Heard

Gene Kreamer was present representing the **Final Subdivision Plan for the Fleta A. Holtzapple Living Trust, 2039 Middle Creek Road, Selinsgrove, PA.** TX Map PN – 13-04-002, parent tract total acreage of 81.445, located in AC (Agricultural Conservation) zone. Holtzapple is proposing a subdivision of 2.496 acres titled LOT 3, intended for single- family residential use, served by private well and on-lot sewage system (permit application #Z124388).

Residual, Lot 1 will continue AG use and is served by private well, and on lot sewage system with exact size and location unknown, installed prior to May 1972.

Parent tract at date of current ZO adoption, 1/2005, encompassed 84.475 acres. Section 411.5 of ZO allows 4 lots or single dwellings in addition to parent original house or parent tract. Section 411.5(D) permits family one per lifetime transfer to a child. Tax Parcel 13-04-57A, previous transfer to a child. Proposed Lot 3 intended to grandson, not meeting Section 411.5(D), transfer to a child, but would be permitted as a single lot subdivision or single dwelling in Section 411.5. Three single lots or single dwellings would remain in addition to the proposed Lot 3 as permitted in Section 411.5.

After review of comments from SCPC and group discussion Mr. Kreamer will prepare two note changes/additions and submit to Solicitor Bathgate for review and approval. The approved notes will be added to Plan and shall include:

1. Construction and installation of SW swale prior to construction of dwelling.
2. Note on Plan at to prevent construction on slopes greater than 15% per Section 412B SDLDO rear of proposed Lot 3.

**On motion by Mike Kuhns, second by Shane Kerstetter, and Commission acclamation, Planning Commission would recommend Conditional Approval of the Final Subdivision Plan for the Fleta A. Holtzapple Living Trust to the Board of Supervisors with the two noted Plan revisions, an approved sewage module and a HOP.**

**On motion by Mike Kuhns, second by Ben Moyer and Commission acclamation the Sewage Facilities Planning Module was signed by Vice Chair Mike Savidge.**

Chad Shaffer PLS, representing Subdivision for Jerry Hazelwood, 212 Hazelwood Drive, Selinsgrove, PA. TX Map PN 13-06-107, total tract ten (10) acres and located in the RR (Rural Residential) zoning district. Mr. Hazelwood proposes a one lot subdivision of five (5) acres with a residual of five (5) acres.

Residual lot is shown to have two residential dwellings each served by their own existing septic systems and wells. Driveway access to the original parcel is off Fetter Road, T-493; via a fifty (50) foot ROW recorded DB 727 PG 533. This 50' ROW also accesses neighboring parcel owned by Rick and Cindy Romig TX Map PN 13-06-045A. From this 50' ROW, subdivision proposes a twenty (20) foot driveway easement that would maintain access to neighboring parcel owned by Frank Pupo, TX Map PN 13-06-043 and both existing dwellings on parent parcel proposing subdivision.

Plan will be presented at next planning meeting on July 22, 2013 for review with revisions as required by the following:

1. Receipt of SCPC comments and actions taken as needed.
2. Zoning will be noted as RR (Rural Residential)
3. Driveway easement will be increased to 25', per Section 402 (A) 3(a) SDLDO.

4. An agreement for maintenance and improvements for 25' easement will be drawn up to address two existing dwellings on PN 13-06-107 and neighboring Pupo property PN 13-6-043. This agreement shall be reviewed by Solicitor Bathgate, with approval; the agreement shall be included in deed, recorded and noted on the Plan.
5. No constructions planned other than rebuilding burned out property on existing footprint.
6. A note shall be added indicating no future development without prior approval from all governing bodies.
7. Utility easements will be added to the Plan.

PC member Shane Kerstetter left the meeting at 7:47.

**New Business**

No new business discussed.

**Old Business**

Continued discussion on revisions to the zoning ordinance, ordinances referring to high grass, weeds, junk, burning, and flood plain ordinance.

**Adjournment** –

The June 24, 2023 Planning Commission meeting was adjourned at 8:25 pm.

Respectfully Submitted,

Brenda Moyer  
PC Secretary