

Penn Township Planning Commission

Minutes

June 27, 2011

Chairman, Dan Kuruna called the 6.27.11 regular meeting of the Penn Township Planning Commission to order at 7:08 pm. **Members present included;** Dan Kuruna, Mike Savidge, Bill Moyer, and Mike Kuhns. **Members absent:** Ben Moyer, Shane Kerstetter and Brian Wentzel. **Also Present:** Mr. James Bathgate, Solicitor, and Brenda Moyer, Planning Commission Secretary. **Members of the Public Present:** Bob Bickhart

Approval of Minutes

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

Public Comment

- No public comment.

Persons Present To Be Heard

Mr. 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 residual Lot 2 of 10.022 ac. The subdivision consisting of a 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 any additional Plan revisions that were made, per the 4.25.11 planning meeting. This list will remain in subdivision file and includes:

- Revised note 7 - No development on Lot 2 W/O LD Plan or SD Plan
- Note 8 - added "or wetland area"
- Note 9 - clarify DW Maintenance Agreement
- Note 10 – requirement to design/install individual sewage system on Lot 2
- Added note 11 – long term sewage needs Lot 1
- Added note 12 – long term sewage needs Lot 2
- Added soil types/boundaries, previous soil testing info, and well isolation lines.

Mr. Bickhart noted Russell Goodling, SEO, did sign off on the Sewage Facilities Planning Module and the module was presented. Sewage planning includes alternates facilities for both Lot 1 and Lot 2. Easements for such facilities will be, noted on the Plan, referred to in the deeds and recorded in separate documents.

Tom Clark is preparing these easements and also a document for driveway maintenance.

A water easement is on record with the deed and is referenced on the Plan.

Mr. Bickhart also presented the planning commission with a letter from PA Game Commission indicating there would be "NO Impact Anticipated" to species and resources of concern. A copy will be added to the sewage planning module.

After review and discussion, and Mike Savidge abstaining from vote, on motion by Mike Kuhns, seconded by William Moyer, and acclamation of remainder, PC would recommend Supervisors approve the subdivision plan contingent on receipt of easements and maintenance agreements.

With Mike Savidge abstaining and on motion by Mike Kuhns, seconded by William Moyer and remaining commission acclamation, Planning Commission Chairman, Dan Kuruna signed the Sewage Facilities Planning Module.

Module will be forwarded to Zoning Officer for review and signature.

New Business

No new business was presented.

Old Business

Discussion was held in reference to the proposed revisions forwarded to the Township of the Penn Township Sub Division and Land Development Ordinance by Jim Bathgate, Esquire.

A section in Section 500 will be added to include details for charging an applicant for reasonable and necessary fees incurred while inspecting construction improvements.

PC does concur with Mr. Bathgate's suggestions and the revisions will be added to our draft version.

Mr. Bathgate will research MPC for a definition of "person". This may be an addition to our definitions.

Mr. Bathgate indicated he spent between 5 and 8 hours on the SALDO review.

On motion by Mike Savidge, seconded by Mike Kuhns and acclamation of all, Planning Commission will recommend to Supervisors, Mr. Bathgate might proceed with a review of the Penn Township Zoning Ordinance. This review will confirm compliance with MPC.

William Moyer raised a question about a resident who may have constructed without a permit. This will be researched.

Adjournment

The June 27, 2011 meeting of the Penn Township Planning Commission was adjourned by motion and seconded with Commission acclamation at 8:05pm.

Respectfully submitted,

Brenda Moyer
PC Secretary