

Penn Township Planning Commission Minutes

July 22, 2013

Chairman Dan Kuruna called the 7.22.13 regular meeting of the Penn Township Planning Commission to order at 7:08 pm.

Members present included: Dan Kuruna, Mike Savidge, Shane Kerstetter and Cornelius Heeren. **Members absent:** Bill Moyer, Mike Kuhns and Ben Moyer. **Present:** Brenda Moyer, PC Secretary and Solicitor Jim Bathgate. **Members of the Public Present:** Ray Sassaman

Motion by Mike Savidge second by Shane Kerstetter to approve the minutes of June 24, 2013; Dan Kuruna and Cornelius Heeren abstained from the vote, minutes were approved by majority.

Public Comment – no public comment

Persons Present To Be Heard

Ray Sassaman, Stahl Sheaffer Eng., representing proposed 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.

A revised plan was presented as required and included the following:

1. SCPC comments were addressed and actions taken as needed.
2. Zoning was noted as RR (Rural Residential) on Plan.
3. Driveway easement was increased to 25', per Section 402 (A) 3(a) SDLDO.
4. An agreement for maintenance and improvements for 25' easement was drawn up to address two existing dwellings on PN 13-06-107 and neighboring Pupo property PN 13-6-043. This agreement was reviewed and wording clarified by Solicitor Bathgate, the agreement shall be included in deed, recorded and noted on the Plan.
5. No construction planned other than rebuilding burned out property on existing footprint.
6. A note was added indicating no future development without prior approval from all governing bodies.
7. Utility easements were added to the Plan.

After further review and discussion motion by Mike Savidge, second by Cornelius Heeren and acclamation of all, Planning Commission will recommend Supervisors approve the Subdivision for Jerry Hazelwood with the following conditions being met:

1. Completed, signed and notarized updated Shared Driveway and Maintenance Agreement shall be presented.
2. The word Final shall be added to the Plan title.
3. Revised Plan shall be certified by the owner(s).
4. All private roads shall conform to Penn Twp Mud Free Road Ordinance 85-2 and this shall be noted on the Plan.
5. All revision dates shall be added to Plan.

Discussion continued with concern for the private roads, required maintenance thereof and runoff on Twp roads. This prompted the following:

An additional motion by Mike Savidge, second by Shane Kerstetter and commission acclamation to require a site visit and Plan comparison and review of the Subdivision Plan for Jerry Hazelwood.

Mr. Bob Bickhart will be contacted for this service.

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

A rezoning request was presented by Terry Stauffer of lands owned along Fetter Road; PC offered no comment due to questions that could not be answered. Mr. Stauffer will be invited to the 8/26/13 PC meeting.

New Business - No new business discussed.

Old Business – No old business discussed.

Adjournment – The July 22, 2013 Planning Commission meeting was adjourned at 8:00 pm on motion by Mike Savidge, second by Dan Kuruna and commission acclamation

Respectfully Submitted,
Brenda Moyer
PC Secretary