

Penn Township Planning Commission Minutes July 23, 2012

Chairman Dan Kuruna called the 7.23.12 regular meeting of the Penn Township Planning Commission to order at 7:08 pm. **Members present included:** Dan Kuruna, Mike Savidge, Bill Moyer, Mike Kuhns and Cornelius Heeren. **Members absent:** Ben Moyer and Shane Kerstetter. **Also Present:** Attorney James Bathgate, and Brenda Moyer, PC Secretary. **Members of the Public Present:** Stan and Jane Korbar, Jim Grose, PLS, and Lexa and Larry Troutman.

Mike Savidge made motion to approve the minutes from June 25, 2012; Cornelius Heeren seconded the motion, and minutes were approved as presented by commission acclamation.

Public Comment

- No public comment.

Persons Present To Be Heard

Lexa Troutman and her father Larry Troutman presented information on a Conditional Use request.

The Troutman's are proposing a used car lot in the HC (Highway Commercial), this a conditional Use per Penn Township Zoning Ordinance Section 408.3 (B). Mr. Troutman ran through Section 801, Conditional Use Standards and Section 805, Auto Related and Section 805.4, Vehicle Sales showing the proposed used car sales would meet the indicated conditions. A conditional use hearing before the Board of Supervisors was advertised and will be held Wednesday Aug. 1, 2012 at 6:30pm. PC noted all state and federal requirements and regulations would need to be met and positive letters from neighbors would be helpful in presentation to the Supervisors.

A motion by Mike Savidge; seconded by Cornelius Heeren and commission acclamation, the Planning commission would recommend the Supervisors approve the Conditional Use request.

PC member Mike Kuhns arrived at the meeting at 7:25pm.

Jim Grose, PLS, was present representing a Land Development/Amended Subdivision Plan for Clara Jane Korbar. This presented plan is the residual of a previous subdivision known as the Virginia A. Musser Living Trust, approved 9/03/2003. The previous subdivision included a residual tract waiver requiring sewage planning and a stormwater management plan on any future development of the residual.

The parcel is zoned AC, total acreage of 18.32. Water would be supplied by a well and an on-lot sewage permit application #Z-016846. Comments were received from SCPC. Mr. Grose noted he was working with county on the E+S Plan and expects that less than one acre will be disturbed.

An alpaca business will be utilizing the property and will follow Level 1 Ag Standards per the Penn Township Zoning Ordinance Section 411.12. Owners will sell live animals, wool, and breeding stock.

After review, a motion by Mike Kuhns; seconded by Mike Savidge and commission acclamation, a recommendation to the Board of Supervisors for approval of Plan with the following conditions being met. Conditions include, a completed application, check to Penn Township (\$100 fee), detail of driveway where it connects to Sand Hill Road, a Driveway Permit, Nutrient Management Plan, and a minor Stormwater Management Plan.

This plan will move to the August 1, 2013, Supervisors meeting.

Sewage Facilities Planning Module for Clara Jane Korbar – Tract was reviewed. A motion by Mike Savidge; seconded by Cornelius Heeren and commission acclamation for planning chair, Dan Kuruna to sign the module. Module will be forwarded to Zoning Officer and Supervisors.

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Mr. Jim Grose, PLS, spoke to the Planning Commission about a new ordinance in the works by the SCPC. Parts of the ordinance will require some plans to be seen by the SCPC twice. New ordinance may note ***NO Plan can be recorded without two signatures by the SCPC***. Our Penn Township Planning Commission expressed concerns with the amount of time needed to get all approved plans at the municipal level recorded. SCPC needs more availability.

Solicitor Bathgate will contact Bob Cravitz and possibly Charlie Axe for some clarification on this information.

Old Business

Zoning revisions were discussed:

Corner lot – presented definition and drawing will be added to ZO, similar to Monroe Twp.

Directional signs will be researched.

Section 506, Signs – Previously discussed revisions were incorporated into a draft sign section and will be reviewed by M Kuhns and C Heeren for August 27th meeting.

Conditional Approvals - discussed situations where plans are conditionally approved and conditions may or may not get met. Should a conditional approval have a time frame attached? Conditional approvals requirements could be set forth in the Zoning Ordinance indicating **A motion by Mike Savidge; seconded by Cornelius Heeren and commission acclamation, a recommendation that the Supervisors considering the following** - not approving plans with outstanding conditions and an open ended timeframe to meet the conditions. Sometimes plans are sitting months are a conditional approval is given and no signatures. Or, approve plans with conditions, but set a 90 day time frame to receive all conditions or plan will be denied and would need to start the submission process over. An extension could be requested and granted by the Supervisors in a meeting prior to the 90 days expiring.

Bill Moyer reported per Jon Payne that Tom Ferry would be at the next Supervisor meeting to discuss the sewer moratorium.

On motion by Mike Savidge, seconded by Mike Kuhns, and "thirded" by Bill Moyer, and acclamation of all, the July 23, 2012 planning meeting was adjourned at 9:28 pm.

Respectfully Submitted,

Brenda Moyer
PC Secretary