

# Penn Township Planning Commission Minutes August 28, 2014

Chairman Dan Kuruna called the 8.25.2014 meeting of the Penn Township Planning Commission to order at 7:06 pm.

**Members present included:** Dan Kuruna, Shane Kerstetter, Mike Kuhns, Jim Geiswite, Derek Straub and Cornelius Heeren.

**Members absent:** Ben Moyer

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

**Members of the Public Present:** Chris Bailey and Michael Finio.

It was noted in the minutes from the 7.28.14 PC meeting member Mike Kuhns was listed twice as in attendance. **This will be corrected and on motion by Jim Geiswite, second Cornelius Heeren, all in favor minutes of the 7.28 .14 PC meeting were approved.**

Public Comment – N/A

## Persons Present to be Heard

**Chris Bailey, Director of Facilities for Susquehanna University, along with Michael Finio, council for SU were in attendance to present information on the conditional use request on the proposed water research facility at 1340 W. Sassafras Street (TX Map PN 13-08-003**

Planning was presented with the application and attachments. SU contends the use intended on this site, 'University Research Activity' is not provided for in the Penn Township zoning ordinance, therefore the conditional use request.

Planning reviewed, Section 801, Conditional Use Standards, from the Penn Township Zoning Ordinance, letters A thru G with Mr. Bailey and Mr. Finio. All standards in Section 801 were met by applicant.

Discussion indicated applicant is concurrently in the process of a preparing a land development plan mainly due to the need for improved septic services if conditional use is approved and development moves forward.

A portion of the tax map showing the SU parcel and neighboring properties was provided to the planning commission, Bailey and Finio. Mr. Bailey indicated he would be in contact with land neighbors as will the township once a decision is made with hearing date and time.

**Two members of the PC abstained from the vote; Derek Straub and Jim Geiswite, each employed by Susquehanna University in some capacity. On motion by Shane Kerstetter, second by Mike Kuhns, and remaining members in favor, recommend the Penn Township Supervisors grant approval to Susquehanna University for the Conditional Use applied, 'University Research Activity' in a R-1 (Low Density Residential Zone) but, must also comply with all land development requirements. A Conditional Use hearing notice will be prepared by the township Solicitor for advertisement and a hearing date set. October 1, 2014 was discussed.**

## New Business

Some discussion was held in reference to a request made to Penn Township to hold a yard sale in the East Snyder Park. The East Snyder Regional Rec Association board will discuss at their meeting on 9/13/2014. Some comments from planning commission were;

- ✓ Township should not sponsor
- ✓ Not what the park is for
- ✓ Only for 'not for profit organizations'
- ✓ Good use of space
- ✓ Way to get community together
- ✓ Space fees \$10 – kept at a minimum
- ✓ Event organizer submit a User's Agreement and payment for each user
- ✓ School parking lot and Weis parking lot on Broad Street were suggested as locations

The comments will be shared with the rec board.

## Old Business

A draft of the **Outdoor Wood Fired Boiler Ordinance** was again presented and reviewed per comments and discussion from previous supervisor and planning meetings. The addition of language to apply for a zoning setback variance was reviewed. Additional discussion was held on Section 7.4 as the fines for violation could be high. Mr. Bathgate explained this section provides a range for the amount a fine might be allowing for a recommendation from the township.

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On motion by Cornelius Heeren, second by Mike Kuhns and acclamation, planning commission recommend Supervisors move to approve 'as submitted' the Outdoor Wood Fired Boiler Ordinance. In same motion and with acclamation planning would ask a hearing be set for October 1, 2014. Approval will require advertisement and a public hearing. An ad will be prepared and a tentative hearing date for October 1, 2014, per the Supervisor agreement at the Sept 3, 2014 supervisor meeting.

#### **Greg Mull – Land Development Requirements**

On 8.6.14 Supervisors held a Conditional Use hearing for Greg Mull. Conditional Use request was to allow Mr. Mull to build within the 80 foot HC set back. Mr. Mull already has a non conforming setback with his existing building and proposes an addition to this building further encroaching into the setback. The conditional use was approved by the supervisors. Assistant Zoning Officer Jim Geiswite has met with Greg Mull and brought to planning commission some questions and what is next for Mr. Mull and whether a land development plan is required or not. The Penn Township office could find no previous land development plans for this parcel looking as far back as the 1980's. Consideration was given as to whether or not a land development plan was needed under Section 105, definition of Land Development, of the SDLD Ordinance. **After much discussion and review of the ordinance planning commission, on motion by Derek Straub, second Cornelius Heeren and all in favor, find while a full land development plan is not required at this time, Mr. Mull shall at a minimum provide to Penn Township:**

- ✓ Per Section 301 of the Sub Division Land Development Ordinance, a Sketch Plan to scale of entire parcel.
- ✓ In addition to complying with SDLD Section 301 requirements, sketch plan shall also include, to scale, all current buildings, utilities, landscaping, paved areas, unpaved (gravel) areas, total area of parcel, % of current building coverage, % of pavement coverage, % of gravel coverage
- ✓ Provide in separate documentation proposed addition (zoning permit application)
- ✓ At a minimum show your project will comply with Section 301 (G) 1 + 2 + 3 of the Penn Township Stormwater Management Ordinance.
- ✓ PC also asked the sketch plan also show the current general flow of stormwater.
- ✓ Solicitor Jim Bathgate will provide for Mr. Mull's review and signature a document indicating '...to the extent your construction causes additional stormwater to any adjoining properties, Mr. Mull will address the additional stormwater issues at his own expense'.

The August 25, 2014 Planning Commission meeting was adjourned at 9:15 on motion by Jim Geiswite, second by Cornelius Heeren and acclamation.

Respectfully Submitted,

Brenda Moyer  
Planning Commission Secretary