

Penn Township Planning Commission Minutes August 27, 2012

Vice-Chairman Mike Savidge called the 8.27.12 regular meeting of the Penn Township Planning Commission to order at 7:08 pm. **Members present included:** Mike Savidge, Bill Moyer, Mike Kuhns and Ben Moyer. **Members absent:** Cornelius Heeren, Dan Kuruna and Shane Kerstetter. **Also Present:** Attorney James Bathgate, and Brenda Moyer, PC Secretary. **Members of the Public Present:** Paul Sauder and Allen Hornberger, PLS.

Mike Kuhns made motion to approve the minutes from July 23, 2012; Bill Moyer seconded the motion, and minutes were approved as presented by commission acclamation.

Public Comment

- No public comment.

Persons Present To Be Heard

Allen Hornberger presented the Preliminary Land Development Plan for John R. and Sharon Martin. This land development plan would create a 1.061 acre, leased lot, as a building site for a Mennonite Parochial School from residual parcel 13-09-036.

The school would be serviced by 2 privies with final approval(s) of presented Sewage Facilities Planning Module Components 2 and 4, permitting installation and maintenance of holding tanks. Lease lot was tested for on-lot sewage disposal, application 12-2.

Water will be supplied by a well and hand pump.

Application was made to Penn DOT for HOP - 010157.

After discussion the following are items to be addressed or added to the plan for presentation to the Supervisors on Sept 5th, 2012:

1. Add well to the Plan.
2. Add note stating a temporary fence will be installed while school is in session. Per section 811(C) of the Zoning Ordinance.
3. Note on Plan indicating stormwater from driveway area shall be directed toward the current stormwater pipe on Middlecreek Road.
4. Mr. Sauder will check with licensing bodies to be sure they have all approvals.
5. Occupancy permit.
6. Electric fence shall be marked with warning signs.
7. E+S project plan from Snyder County Conservation District.

A motion by Bill Moyer, seconded by Mike Kuhns and group acclamation Planning Commission will recommend Preliminary approval to the Supervisors.

Preliminary approval allows the applicant to proceed with construction with no bonding required. At completion applicants will need to provide the Township with an as-built for final approval and recording of plan.

Sewage Facilities Planning Module was presented – Component 2 and 4. After review, on motion by Bill Moyer, second by Ben Moyer and commission acclamation allowed, PC Vice-Chair, Mike Savidge to sign module. SFPM will be forwarded to the 9/5/12 Supervisors meeting.

Old Business

Zoning revisions were discussed – packet presented at meeting will be sent to those who were not in attendance to prepare for next month.

Minutes continued.....

August 27, 2012 Planning Commission Minutes continued.....

Section 703.1(E) of the Penn Township Zoning Ordinance allows Supervisors to establish reasonable fees, based on cost, to be paid by applicants requesting any notice not required by the Ordinance. Conditional Use and Zoning Variance fees were discussed and a resolution(s) will be prepared to be presented at the 9/5/12 Supervisors meeting adding a fee for a Conditional Use request, previously no fee, to \$300 and increasing a Zoning Variance request to \$300 (currently \$250).

Land Development Plan for Pawling Station Business Park was discussed and collecting of signatures required for recording the Plan. Ken Estep will be contacted; currently we have only one Plan.

On motion by Mike Kuhns, seconded by Ben Moyer, and acclamation of all, the August 27, 2012 planning meeting was adjourned at 9:28 pm.

Respectfully Submitted,

Brenda Moyer
PC Secretary