

# Penn Township Planning Commission Minutes September 22, 2014

Chairman Dan Kuruna called the 9.22.2014 meeting of the Penn Township Planning Commission to order at 7:15 pm.

**Members present included:** Dan Kuruna, Jim Geiswite, Derek Straub and Ben Moyer.

**Members absent:** Shane Kerstetter, Mike Kuhns, and Cornelius Heeren.

**Also Present:** Brenda Moyer, PC Secretary.

**Attorney James Bathgate was unable to attend.**

**Members of the Public Present:** Lynne Renn, Chris Bailey, Susquehanna University and Jen Lee of Derck and Edson Associates.

Public Comment – N/A

## Persons Present to be Heard

Chris Bailey, Director of Facilities for Susquehanna University, along with Jen Lee, of Derck and Edson Associates were in attendance to present the Preliminary/Final Land Development Plan for the proposed water research facility at 1340 W.

Sassafras Street (TX Map PN 13-08-003). While the conditional use hearing has not been held allowing Susquehanna to proceed with development of the proposed aquatic research facility on the above noted property, Planning was presented with the land development application and plans. If the conditional use is approved applicant will need land development due to the need for improved septic services. Susquehanna is hopeful the conditional use will be approved and the presentation of land development tonight will advance the process of getting the project underway.

Jen Lee presented photos of the land and the barn proposed to be repurposed for an aquatic research facility. Handicap parking will be added and the existing drive way will be widened slightly to accommodate parking, but will remain gravel. On-lot septic is proposed. Post construction stormwater management calculations were provided by Derck and Edson. No additional stormwater controls will be needed as impervious proposed is less than 1000 sq ft. and there is ample stormwater control. Mr. Bailey will provide Penn Township with the completed sewage facilities planning module. Module will still require a signature by the planning chair (prior to 10/01/2014), review by Supervisors (10/01/2014) and municipal signature (10/01/2014), prior to going to DEP for approval.

On motion by Dan Kuruna, second by Ben Moyer, and acclamation, PC does, with conditions, recommend the Penn Township Supervisors approve the Land Development request of Susquehanna University. The conditions to be met include; a positive response from SCPC, a positive response from SCCD, review by planning solicitor Jim Bathgate, a completed DEP Sewage Facilities Planning Module for review and Conditional Use approval from Supervisors.

Two members of the PC abstained from the land development recommendation vote; Derek Straub and Jim Geiswite, each employed by Susquehanna University in some capacity.

On motion by Dan Kuruna, second by Ben Moyer, and acclamation, Chairman Dan Kuruna will review the completed version of DEP Sewage Facilities Planning Module for Susquehanna University, and will complete and sign the section for Planning commission approval and Planning Commission does recommend the Supervisors do review, approve and complete sewage facilities module with a municipal signature.

Two members of the PC abstained from the sewage facilities planning module vote; Derek Straub and Jim Geiswite, each employed by Susquehanna University in some capacity.

Greg Mull was present as recommended by Planning Commission at the 8/25/2014 planning meeting. Mr. Mull was granted Conditional Use on 8/06/2014 and wants to put an addition (24' X 110") on his Salem RV building at 387 Clifford Road. Per Section 105, Definitions (Land Development), to show a full land development plan is not required at this time, Mr. Mull was asked to provide the following:

- ✓ 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.

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Mr. Mull provided everything as requested and materials were reviewed by Planning Commission. It should be noted Jim Geiswite, Asst. Zoning Officer did meet with Mull prior to PC meeting and did verify drawings, measurements etc. These materials will be kept on file in the township office for future reference. Mull's proposed addition would amount to 32% of the 50% allowed, before a land development plan is required.

The following is also required per the 8/25/2014 PC meeting:

- ✓ Agree to and sign the Stormwater Agreement provided by township council, '...to the extent your construction causes additional stormwater to any adjoining properties, Mr. Mull is required to address the additional stormwater issues at his own expense'.

Mull was satisfied with the agreement and proceeded to sign the agreement in the PC meeting, as did Lynne Renn, Township Secretary, Jim Geiswite, Asst Zoning Officer as the Municipality signature and PC Secretary Brenda Moyer as the witness. Mull will have the document notarized and return it to the office the following day.

**On motion by Jim Geiswite, second Derek Straub, acclamation, Planning Commission was satisfied and will accept materials provided by Mull as a verified site plan for his location of Salem RV, 387 Clifford Road, Selinsgrove and would note a land development plan is not required at this time or when Mull proceeds with his proposed 24' X 110' addition.**

#### New Business

Jim Geiswite discussed with Planning Commission the need to verify materials were provided to residents or whomever. Geiswite asked PC opinion...that he (Geiswite) request recipients of any written materials to sign a document listing the materials that were provided to them. PC agreed this is pretty common place and would be another way of documenting zoning work. Twp secretary will come up with a sample document to provide to supervisors for review.

#### Old Business

A subdivision checklist was provided to PC members to be used as a guide when subdivision or land development plans are submitted.

**The September 25, 2014 Planning Commission meeting was adjourned at 8:33 on motion by Jim Geiswite, second by Derek Straub and acclamation.**

Respectfully Submitted,

Brenda Moyer  
Planning Commission Secretary