

**Penn Township Planning Commission
Minutes
September 23, 2013**

Chairman Dan Kuruna called the 9.23.13 regular meeting of the Penn Township Planning Commission to order at 7:12 pm. **Members present included:** Dan Kuruna, Shane Kerstetter, William Moyer, and Ben Moyer, **Members absent:** Mike Kuhns, Cornelius Heeren and Mike Savidge. **Present:** Brenda Moyer, PC Secretary and Solicitor Jim Bathgate. **Members of the Public Present:** James Grose.

On motion by Bill Moyer, a second by Ben Moyer and commission acclamation the minutes of August 26, 2013 were accepted as presented.

Regretfully, Mike Savidge submitted a letter of resignation from the Planning Commission due to other personal obligations. This will be presented to the Supervisors. A replacement will be needed and will be noted in Twp newsletter and via e-mail to residents.

Public Comment – no public comment

Persons Present To Be Heard

Chad Shaffer, Stahl Sheaffer Engineering, representing Jerry Hazelwood Subdivision was not in attendance.

James Grose, All Points Land Surveys, Inc., was present representing a final subdivision plan for BJ and E Realty of PO Box 38, Kreamer, PA 17833. Tract is 113.76 acres in the Agricultural Conservation (AC) zone, Tax Mp PN 13-02-003. Lot 1, 44.55 acres, proposed use Ag/Residential. Lot 2, the residual, 69.21 Acres, proposed use Ag. Lot 1 has existing well and septic, permit #S-42699, an elevated sand bed installed in 2006. An existing drive way with a 50' easement will provide access to both lots and shall meet Township's Mud Free Road Ordinance 85-2.

Mr. Grose will provide changes as discussed and indicated in the motion to follow.

Mr. Grose will attend the Oct 2, 2013 Supervisors meeting.

On motion by Shane Kerstetter, second by Ben Moyer and approved, Planning Commission will recommend supervisor approval with the following conditions being met:

1. Boundary line will be moved to the east, to keep the barn out of the 50' easement.
2. Modify language in the 'Planning Waiver + Non Building Declaration' (Grose will e-mail Bathgate language for approval)
3. Clarify relationship of owner and proposed owners of Lot 1. (per Zoning Ord 2005-01, Section 411.5)
4. Added to the Plan, a notarized statement signed by landowner acknowledging the subdivision is indeed the act of the owner. (per SDLDO Section 303 (E)7.
5. Agree to provisions of the Penn Township Mud Free Road Ordinance 85-2.

New Business – Discussion was held in reference to the township should move toward requiring 'inground recharge' for new construction. Planning members will consider some options and put together some ideas for consideration.

Old Business – Ordinance revisions are still being worked on. No productive discussion on any zoning changes.

Adjournment – The September 23, 2013 Planning Commission meeting was adjourned at 8:15 pm on motion by Bill Moyer, second by Ben Moyer and commission approval.

Respectfully Submitted,
Brenda Moyer
PC Secretary