

Penn Township Planning Commission Minutes September 27, 2010

Chairman, Dan Kuruna called the 9.27.10 regular meeting of the Penn Township Planning Commission to order at 7:10 pm. **Members present included;** Dan Kuruna, Ben Moyer, Brian Wentzel and Bill Moyer and Mike Kuhns. **Members absent:** Shane Kerstetter and Mike Savidge. **Also Present:** Brenda Moyer, Planning Commission Secretary. **Members of the Public Present:** Dennis Norman.

Approval of Minutes

Mike Kuhns made motion to approve the minutes from August 23, 2010 as presented; Ben Moyer seconded the motion, and minutes were approved by commission acclamation.

Public Comment

- none

Persons Present To Be Heard

Dennis Norman of Norman Engineered Designs, LLC was present representing the Selinsgrove Center with a Preliminary Land Development Plan for a Boiler Plant Addition. Location, Tax Map/Parcel 13-08-111, 94.287 acres in the Agricultural Conservation (AC) zone. The addition would be 86.67' x 32.67' on the west side of the current boiler plant. The addition is in response to DEP and emissions from the "stack". There will be no changes to the roadway entrance and exits. A new driveway would be installed to accommodate 56' trailers w/ a tractor to be able to back up to a coal storage bunker as they currently do. Further discussion was directed mainly toward stormwater management where everything seemed to be in order, Mr. Norman asked if the PC would recommend approval to the Supervisors of the "Preliminary Plan" w/ out supplying the Township with an "improvement guarantee". Mr. Norman suggested his understanding of our Ordinance and the PA Municipalities Planning Code do not **require** the submission of an "improvement guarantee" if/and at the end of construction, before an occupancy permit would be issued, there would be an "as built" Final Plan submitted to Supervisors for final approval and Plan would be recorded at that time. Section 206 was noted from SDLD, this Section also refers to Article V of SDLD. **After examining our ordinance PC will make NO recommendation to the Supervisors and ask legal council to evaluate our options. This on motion by Brian Wentzel, seconded by Ben Moyer and acclamation of all.** Secretary will contact the Twp Solicitor and request guidance for this situation. Mr. Norman will be at the Supervisors meeting on Tuesday Oct 5, requesting Preliminary Approval.

New Business

Old Business

Ongoing work on revising the ordinances was discussed. It was noted the Flood Plain Ordinance, SDLD and SWM are ready for submission to Supervisors. The Zoning Ordinance has some work to complete with Section 506, Signs, Article VI, Airport, Nonconformities, and Status of Plans, and also clarification of setbacks for pools, pool decking, sidewalks and patios. Dan has agreed to set a meeting date with PC Secretary to hopefully complete a draft for PC review at next meeting. Dan will try to set a meeting with the airport to discuss Article VI.

It was also noted we should improve the language in the SDLD Ordinance, i.e. submission of any Plan without improvement guarantee.

FYI

It was noted Mr. Jeff Edmunds will step down as of September 30, 2010 as Solicitor for Penn Township, this includes as Solicitor for our planning meetings. On 9/21/2010 the Supervisors did approve the retention of:

Wiest, Muolo, Noon and Swinehart
240-246 Market Street
Sunbury, Pa. 17801
570-286-7777

Adjournment

The September 27, 2010 meeting of the Penn Township Planning Commission was adjourned by motion of Brian Wentzel; seconded by Bill Moyer and Commission acclamation at 9:05 pm.

Respectfully submitted,

Brenda Moyer
PC Secretary

