

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGSGROVE
October 26, 2020**

Members present included: Derek Straub, Alternate Dan Kuruna, Marvin Weaver, Robert Grayston, Ken Herman Jr. and Jon Payne.

Members Excused: Alternate William Moyer and Brian Wentzel

Also Present: Solicitor James Bathgate, Manager Julie Hartley, Chad Shaffer, Bob Garrett, Ron Brubaker, Dan Dunkelberger and Greg Elliot

The meeting was called to order by Vice-Chairman Derek Straub at 7:00 pm.

On motion by Jon Payne and seconded by Robert Grayston, and carried on a 5-0 vote, the minutes of the October 12, 2020 Planning Commission meeting were approved as presented.

Persons to be heard/New Business:

Bob Garrett, Comprehensive Plan – Bob Garrett shared the final draft maps that will be used in the new Comprehensive Plan and asked if anyone had any comments.

Chad Shaffer, Modification for Buffer Yard Width/Ron Brubaker – Chad Shaffer representing RBBB Holdings/Ron Brubaker presented his modification request for a narrower buffer yard at 555 Clifford Road. The Zoning Ordinance calls for a 75-foot buffer yard when it borders a residential property but he proposed that a rear 30-foot buffer and a 15-foot buffer yard on the side of the property would allow the proper space for the building and parking lot but still providing an adequate screen. Jim Bathgate noted that part of the hearing process notifies the neighbors of the requested reduction and invites them to participate at the hearing. Chad noted that Bob Bickhart, Township Engineer had provided favorable comments.

On motion by Robert Grayston and seconded by Ken Herman Jr. and carried on a 5-0 vote, it is recommended that the Board of Supervisors approve the modification of the buffer yard width reduction.

On motion by Jon Payne and seconded by Ken Herman Jr. and carried on a 5-0 vote, to allow Dan Kuruna full voting capacity.

Dan Dunkelberger, Klinepeter/Kuhns Subdivision – Dan Dunkelberger of Pencore Consulting presented a subdivision of Edna Klinepeter's lot to two lots. The lot being subdivided will be approximately 2.5 acres with the residual lot being approximately 16 acres. It is located in the Agricultural Conservation Zone which does allow a lot to be subdivided for a child according to section 411.5 A. The residual lot will not be developed.

Jim Bathgate noted that the following items will need to be shown on the plans:

- 1) Section 411.5 A allows AC zone lots to be subdivided to be given to a child
- 2) Driveway maintenance plan for shared driveway
- 3) Perk test sites
- 4) Well site
- 5) General location of the home
- 6) Slope indication
- 7) Note waiver for showing that residual track will not be developed

Dan Dunkelberger will return with changes to the plan on November 23rd.

Gregg Elliott, Final LD Plan, Regional 911 Center – Greg Elliott addressed the comments given by Robert Bickhart, Township Engineer. He noted that a gravel part of the parking lot was paved sooner than expected. He continued by explaining that the preliminary plans showed that there would be seventeen parking spaces but they have been striped for fourteen in the same space. He presented a letter from the Commissioners that asked if the re-stripping could be postponed to Spring so that there is warmer weather. He said the final land development plan shows wheel stops that were added that were not in the original plan.

On motion by Robert Grayston and seconded by Dan Kuruna and carried on a 6-0 vote, the Planning Commission recommended the Board of Supervisors to grant the Final Land Development Plan with the following conditions:

- 1) That three signature lines for the Board of Supervisors be placed on the plans
- 2) That waiver was granted to use a landscape architect signature in place of an engineer or surveyor marked on the plans

Claudia Brabant has resigned from the Planning Commission effective October 20, 2020. **On motion by Jon Payne and seconded by Robert Grayston and carried on a 6-0 vote, the Planning Commission asked that flowers and a note of appreciation for her service be sent.**

On motion by Derek Straub and seconded by Ken Herman Jr. and carried on a 5-0 vote with Dan Kuruna abstaining, that it be recommended to the Board of Supervisors that Dan Kuruna be added as a full member to replace Claudia Brabant.

Old Business – NA

FYI-

- Klinepeter/Kuhns Subdivision, filed 10.21.20, due 1.19.21
- Bright Farms – Final LD, filed 6.17.20, due 1.14.21
- RBBB Holdings/Ron Brubaker – Final LD, filed 8.25.20, due 11.23.20
- Diversified Management Solutions LLC, variance filed 9.9.20, due 11.8.20, zoning hearing 10.28.20

Adjournment – **On motion by Robert Grayston and seconded by Ken Herman Jr., and carried on a 6-0 vote, the Planning Commission regular meeting was adjourned at 7:55 p.m.**

Respectfully submitted,
Julie Hartley, Township Manager