

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGSGROVE
November 12, 2018**

Members present included: Dan Kuruna, Jim Wentzel, Derek Straub, Tim Moyer and Kevin Dressler Jr.

Members Excused: Ken Herman Jr., Claudia Brabant and Robert Grayston.

Also Present: Solicitor James Bathgate, Jon Payne, Justin Ross and Twp. Manager Julie Hartley

The 11.12.2018 Planning Commission meeting was called to order at 6:31 p.m. by Chairman Kuruna.

On motion by Derek Straub, and seconded by Jim Wentzel, and carried on a 4-0 vote, the minutes of the October 22nd, Planning Commission regular meeting, were approved as presented.

Public Comment - N/A

Persons Present to Be Heard – N/A

New Business –

Justin Ross from LIVIC Civil presented the preliminary plans for the PENN Greenhouse, LLC which will be locating at parcel #13-03-078 in Pawling Station. The township engineer, Bob Bickhart, has received the stormwater plans and is currently reviewing them. The number of parking stalls which is forty and the number of loading stalls which is seven has been finalized. The building size is 263,000 square feet. He continued by explaining that the two stormwater channels will be directed around the building and into the existing basin also the stormwater pipe that was under the footprint of the building will be removed. New stormwater pipes will be redone to go around the building. The Penn Township Municipal Authority (PTMA) has approved the needed water capacity. LIVIC Civil is scheduled to meet with the East Snyder Regional Authority (ESRA) for sewer capacity.

Approval letters will be needed from the following:

- 1) Township Engineer, Bob Bickhart
- 2) ESRA
- 3) Department of Environmental Protection (DEP)
- 4) Snyder County Planning Commission
- 5) Snyder County Conservation District

Justin continued by sharing the landscape plans with the Planning Commission and he also noted that the boring tests showed no water table or bedrock issues. The PC requested building drawings and the possibility of noise or lighting nuisances.

Old Business –

Planning Commission continued review of the proposed Penn Township Zoning Ordinance revisions.

Planning Commission picked up at:

501 – no change needed

800 – paragraph 5, change to "Court of Common Pleas of Snyder County" instead of "competent jurisdiction"

809 – changes in place

815(B) – no change needed

Adjournment – **On Motion by Derek Straub and seconded by Kevin Dressler, and carried on a 5-0 vote, the Planning Commission workshop meeting was adjourned at 7:46 p.m.**

Respectfully submitted,

Julie Hartley, Township Manager