

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGSGROVE
April 24, 2023**

Members present included: Brian Wentzel, Dan Kuruna, Chris Fetter, Jon Payne, Laura Fellencer and Marvin Weaver

Members Excused: Ken Herman Jr. and Robert Grayston

Also Present: Manager Julie Hartley, Mark Satteson and Solicitor Jim Bathgate

The meeting was called to order by Chairman Brian Wentzel at 6:32 pm.

On motion by Jon Payne and seconded by Chris Fetter, and carried on a 5-0 vote, the minutes of the April 10, 2023 Planning Commission meeting were approved as presented.

Persons to be Heard:

Mark Satteson, Fine Line Homes – Mark noted that Fine Line purchased the last lots of Phase 3 of Meadowview Development along Old Colony Road. One home was built a year and a half ago and they would now like to build on the lot located at 85 Old Colony Road. Meck-Tech has verified the flood elevations for the lot and the home will be placed outside of the floodplain with the removal of a mechanical room in the back of the structure. A crawl space will be used instead of a slab and twenty cubic yards of fill will be regraded along the backside of the dwelling. All utilities including HVAC will be above the flood elevation. Jim asked if certification could be acquired to show that no adverse effects would be suffered downstream as a result of the fill. The well will be located at the front of the property and will be three and a half feet above flood elevation. Sewage will be public from laterals along Old Colony Road.

On motion by Dan Kuruna and seconded by Marvin Weaver, and carried on a 6-0 vote, it was recommended to the Board of Supervisors to allow the Township Engineer to review the documents related to this project when the following items are provided: 1) Meck-Tech supply certification that the fill used will not increase the flood elevation; 2) Comply with section 503 A of the Floodplain Ordinance regarding fill; 3) Add the square footage of the structure's crawlspace to the elevation certificate.

New Business: None

Old Business:

Subdivision and Land Development Ordinance – The Planning Commission reviewed the suggested revisions from Chad Shaffer as follows:

Section 403 B, 1: Change "Variance" to "Waiver" at the end of the sentence.

Section 407 D: Change development of "four (4)" to "eight (8) or more lots", a feasibility study/cost...

Section 407 E, 3: last sentence – permit "application"

Section 407 H, 2: "A DEP non-building waiver" instead of "application for waiver" must accompany the plan.

Section 408 G: proposes a development of "four (4)" change to "eight (8)" or more lots.

Section 411 C: change buffer width from 0-15% to 50 ft. buffer width and 16 to 25% to 75 ft. buffer width.

Section 411 E: change buffer in example box to 75% under 20% slope

Section 411 G: change "DER" to "DEP"

Section 412, Opening paragraph: add ", expect when no construction or disturbance is proposed within areas of 15% or greater slope. In that case a steep slope report is not required, only areas of 15% or greater slope shall be shown on the plans."

Public Comment: None

FYI:

- Bright Farms – Final LD, filed 6.17.20, due 7.13.23

Adjournment – On motion by Laura Fellencer, and seconded by Chris Fetter, and carried on a 6-0 vote, the Planning Commission meeting was adjourned at 7:34 p.m.

Respectfully submitted,
Julie Hartley, Township Manager