

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGSGROVE
July 22, 2019**

Members present included: Dan Kuruna, Derek Straub, Ken Herman Jr., Claudia Brabant and Robert Grayston

Members Excused: Richard Hoover, Tim Moyer and Kevin Dressler, Jr.

Also Present: Solicitor James Bathgate, Twp. Manager Julie Hartley, Supervisor Jon Payne, James Grose, Marvin Weaver, Cole Boyer, Philip Bomberger, Zach Bomberger, Ryan Pardoe, Scott Shambach and Joseph Gonya

The meeting was called to order by Chairman Dan Kuruna at 7:02 pm.

On motion by Claudia Brabant and seconded by Robert Grayston, and carried on a 4-0 vote with Dan Kuruna abstaining, the minutes of the June 24, 2019 Planning Commission meeting, were approved as presented.

Persons Present to Be Heard – Scott Shambach, Meck Tech, Inc.
Cole Boyer from Stahl Sheaffer Engineering, LLC
Marvin Weaver
James Grose, All Points Land Surveys, Inc.
Ryan Pardoe, LIVIC CIVIL

New Business –

Scott Shambach of Meck Tech, Inc. discussed an add on from the Carson Bailey property to the Kenneth Bailey property, parcel #08-02-145, consisting of 1.592 acres in Penn Township. He requested that since most of the property is in Jackson Township that the Snyder County Planning Commission review for both townships. Instruction was given to add a signature block to the plan for the Penn Township Planning Commission and supervisors to sign after the county planning commission reviews and gives their approval.

Cole Boyer of Stahl Sheaffer Engineering, LLC presented Brake Technique's plans for an 1,800 square foot addition to their building to house additional equipment. He noted that the Conditional Use hearing allowed for an additional driveway entrance on the property. The Snyder County Planning and Conservation District have approved the addition. Bob Bickhart, Township Engineer, has reviewed the stormwater plans and gave comments which have been met. A modification hearing will be held on September 4 at 6:30 pm.

After further review and discussion one motion was made:

On motion by Rob Grayston and seconded by Derek Straub, and carried on a 5-0 vote, the Planning Commission recommended the Board of Supervisors to approve the Land Use with the following conditions met:

- 1) **Receive final comments regarding stormwater from Bob Bickhart, Township Engineer**
- 2) **Note on plans that Brake Technique will be responsible for addressing any stormwater concerns in the future, if they arise**
- 3) **A modification hearing be held on September 4th yields a favorable decision made regarding steep slopes and the stormwater according to section 412 of the Ordinance. A note of explanation to be added to the plan.**
- 4) **An erosion stabilization certificate be obtained from the Snyder County Conservation District.**

Marvin Weaver presented plans to build a home on his property, parcel #13-02-109, where he currently has a broiler house. Bob Bickhart reported concerns with an uncompleted retention basin for the broiler house which Mr. Weaver explained that this project is scheduled to finish in August. The new home's stormwater will be channeled around the house in grassy swales and does not extend down to the basin used by the broiler house.

On motion by Derek Straub and seconded by Ken Herman Jr., and carried on a 5-0 vote, the Planning Commission recommended the Board of Supervisors to approve the Land Use with the following conditions met:

- 1) **Subject to completion of the stormwater basin for the broiler house and a final inspection by the engineer**
- 2) **Subject to verification of the stormwater bond**

Jim Grose of All Points Land Surveys, Inc. presented sketch plans of the Gordon Miller property, parcel #13-06-062, which is a 2.7 acre parcel that we would like to subdivide into two lots. He would like to retain the lot with the garage as a non-residential lot with no water or sewer and sell the lot with the house.

Jim Grose continued by presenting the subdivision of the Donald Schrey property, parcel #13-09-041. Gordon Miller would like to subdivide into two lots. He noted that the new residential lot would be 1.96 acres with the residual remaining at 20.78 acres. The property will have on-lot water and sewer because the property is beyond the required hook-up for public water/sewer. Mr. Grose requested that the Planning Commission, Zoning Officer and Board of Supervisors sign DEP's Sewage Facilities Planning Module.

On motion by Derek Straub and seconded by Rob Grayston, and carried on a 5-0 vote, the Planning Commission agreed to sign the DEP Sewage Facilities Planning Module.

On motion by Ken Herman, Jr. and seconded by Claudia Brabant, and carried on a 5-0 vote, the Planning Commission recommended the Board of Supervisors to approve the Subdivision with the following conditions met:

- 1) A driveway permit be filed with the Township after the property is transferred and make a note on the plans stating it**
- 2) A maintenance agreement for the shared driveway be noted on the plans and the deed**

Ryan Pardoe of LIVIC CIVIL presented a land use plan for the proposed police barracks next to Bright Farms in Pawling Station Business Park. The use will be for a barracks, shooting range, helipad, impound lot and parking lot. The stormwater plan shows a conveyance to the current community stormwater retention basin. The shooting range will require a Conditional Use hearing under section 402.2. The building is 8,800 square feet and the whole project has a twenty-eight percent impervious coverage area. The shooting range drawing detail is required on the plan and a bullet removal agreement needs to accompany the plan. They will be meeting with PTMA to discuss the removal of lead from the shooting range on August 1st.

Old Business – Dan Kuruna shared his progress and ongoing research regarding Act 38 and Manure management. We may need to make some changes in our ordinances.

Adjournment – **On motion by Derek Straub and seconded by Ken Herman Jr., and carried on a 5-0 vote, the Planning Commission regular meeting was adjourned at 8:46 p.m.**

Respectfully submitted,

Julie Hartley, Township Manager