

**Penn Township
Planning Commission Workshop Notes
228 Clifford Road, Selinsgrove
October 9, 2017**

Members present included: Dan Kuruna and Jim Wentzel.

Members Excused: Derek Straub, Tim Moyer, Kevin Dressler Jr., and Ken Herman Jr.

Also Present: Solicitor James Bathgate and PC Secretary Brenda Moyer

Members of the Public: no members of the public were present

The 10.9.2017 Planning Commission Worksession was called to order at 6:30 by Chairman Kuruna.

Public Comment – n/a

The Notice of Vacancy (Township Supervisor) was provided in all member packets and shall be emailed to all members.

Proposed 2018 regular meeting dates were provided for review and will be confirmed at the 10.23.2017 meeting.

The continuance of work sessions for 2018 was noted on agenda proposing second Monday as is current. Kuruna suggested PC discussion to keep second Monday or would PC prefer a different day, will confirm 10.23.2017.

Noted the term of member Derek Straub will end 12.31.2017.

As planned Dan Kuruna, Solicitor Bathgate, PC Secretary met 9.21.17 at 2:00 pm and did review the proposed revisions, per FEMA minimum requirements, to the FP Ord. While a quorum was not present at this 10.9.2017 WS, those in attendance chose to continue review of the proposed revised Floodplain Ord, along with the floodplain permit application and provide the results to all PC members for final review at the 10.23.2017 PC Regular Meeting.

Floodplain Development Permit Application –

1. Page 1 – Add directions, for applicants to search a property on FEMA FIRM MAPPING site.
2. Page 4 – Appeal to ~~Board of Appeals~~ Zoning Hearing Board
3. Page 4 – add Appeal to Board of Supervisors per Section 404 of "proposed revised" Floodplain Ordinance

A version of the proposed FP Ordinance was presented with all revisions incorporated through the 9.25.2017 PC meetings. Items for review included:

- o use of "appeal" with the ordinance to assure any appeals are made to the correct entity.
- o Section 301 - The ~~Zoning Officer~~ Floodplain Administrator is hereby appointed to administer and enforce this ordinance and is referred to herein as the Floodplain Administrator.
- o Section 301 - In the absence of a designated Floodplain Administrator, the Floodplain Administrator duties are to be fulfilled by the Chairman of the Board of Supervisors or their designee.
- o Section 401 (B) – ~~any Community Identified Flood Hazard Areas~~
- o Section 402 (D) – ~~Community Identified Flood Hazard Areas~~ shall be those areas where Penn Township has identified local flood hazard or ponding areas, as delineated and adopted on a "Local Flood Hazard Map" using best topographic data and locally derived information such as flood of record, historic high water marks, soils or approximate study methodologies.
- o Section 502 (A) (1) - In AE, A1-30 and AH Zones, any new construction or substantial improvement shall have the lowest floor (including basement) elevated up to or above ~~one and one half feet (1 1/2)~~ the Regulatory Flood Elevation.
- o Section 502 (E) (2) – ~~The floor area shall not exceed 600 square feet.~~
- o Section 802 was (B) – ~~No variance shall be granted for a proposed accessory structure that exceeds _____ square feet in size. A signed Non-Conversion Agreement is required as a condition of receiving the variance.~~
- o Section 802 – add #9 from 502 (E), as 802 (H)
- o Definition, New Construction – added FIRM date, November 16, 2007
- o Definition, Substantial Improvement – will include "cumulative substantial damage" because we did use the "cumulative damage provision" as noted in 303.D and 702.G

Adjournment – 10.9.2017 work session adjourned at 7:06 pm.

Respectfully Submitted,
Brenda Moyer
Planning Commission Secretary