

Penn Township Planning Commission Minutes March 28, 2011

Chairman, Dan Kuruna called the 3.28.11 regular meeting of the Penn Township Planning Commission to order at 7:05 pm. **Members present included;** Dan Kuruna, Mike Savidge, Bill Moyer, Mike Kuhns, Ben Moyer and Shane Kerstetter. **Members absent:** Brian Wentzel. **Also Present:** Mr. James Bathgate, Solicitor and Brenda Moyer, Planning Commission Secretary. **Members of the Public Present:** Mr. Bob Bickhart, Ricky Romig, Russ Ferry and Steve Bogush.

Approval of Minutes

Mike Kuhns made motion to approve the minutes from February 28, 2011 as presented; Bill Moyer seconded the motion, and minutes were approved by commission acclamation.

Public Comment

- No public comment.

Persons Present To Be Heard

Bob Bickhart was present representing Ricky L. and Cynthia A. Romig in a land subdivision Tax Map 13 PN 06-045. The area being subdivided is in the RR (Rural Residential) Zone with a total of 11.186 acres, with a new Lot 1 consisting of 1.1164 ac. and a Lot 2 of 10.022 ac. The proposed Lot 1 is located along Route 204, with a single family dwelling and a current address of 2542 Route 204. Lot 2 holds the well that supplies water to Lot 1; there is a recorded agreement Snyder County Deed Book 227, Page 634. Lot 1 would drill a new well by new owner.

It was discussed providing a maintenance agreement between Lot 1 and 2 for the driveway that is currently under common ownership and shared because that may not be so in the future. This shared access should also be noted on the Plan.

Lot 1 holds a septic system installed @ 1984. A previous easement for sewage disposal for an adjoining development recorded for Lot 2 (Snyder Co. Record Book 752, Page 272) shall be terminated. This area of Lot 2 shall be reserved for sewage disposal on Lot 2. It is currently undetermined how/where the sewage is handled for the dwelling on Lot 2. Sewage disposal will be identified for the next meeting.

A motion by Mike Savidge, seconded by Mike Kuhns and Commission acclamation to table the plan for subdivision until some items are addressed. Points of concern include a driveway maintenance agreement; PC would recommend an easement with the encroachment of S.V. Mech.

Contractors on Lot 2, and documentation on the septic system for Lot 2.

Mr. Romig will return for the April 25, 2011 planning meeting.

Steve Bogush was in attendance to present a sketch plan of Grand Oak Estates. This sketch plan is along Clifford Road near Grand Oak Lane in the R-2 (Medium Density Residential Zone). Mr. Bogush is proposing a 55 and over community, with double homes, on slab w/ crawl space and possibly one "single" structure that could become a community center. He is proposing to sell each 1/2 separately with an agreement to "buy back". There was discussion on options for the roadway, turn over to Twp V. remaining private. DEP has not delineated wetlands, the area does have karst topography, and there is a vernal pool that is part of an unnamed tributary. Mr. Bogush with his engineer will investigate further consideration of development.

New Business

- Brian Wentzel having not formally (no letter of resignation, unclear verbiage in recent minutes) resigned from Planning Commission will continue as a member of the Planning Commission, will attend as he is available, and will step down if a replacement is found.
- There was commission discussion as to who is responsible to check to see that developers, builders etc. are following the approved plans. Specifically, it was asked who is checking to see

the builders in the Peachwood View Development are following the revised Plan allowing for basements and requiring 2 sump pumps be installed. ***Brenda will follow up with Tom Snyder, Zoning Officer.***

Old Business

- SCPC minutes in reference to Greystone Estates/Michael Savidge subdivision were presented. This subdivision was reviewed at the 2.28.11 PC Meeting and recommended Supervisors approve at their 3.1.11 meeting, with no adverse comments from Snyder County PC. Supervisors did review the subdivision submission, comments from PTPC, and agreed to approve and sign the plans if no adverse comments were received from SCPC. Comments were received, reviewed and Plans signed by Supervisors on 3.28.11.
- The "Memorandum of Understanding" was discussed again. Planning Commission wonders why the county wouldn't adopt the fee schedule. ***Brenda was asked to e-mail Bryan Rohland at SCPC @ MOU and to also e-mail Craig Bingman at SCCD for his "take" and whether we should adopt.*** Our solicitor, Mr. Jim Bathgate noted a fee schedule should be adopted by resolution not by ordinance.
- Mike Savidge provided his review of the comments by Bryan Rohland, who reviewed our draft revisions for Snyder County Planning Commission, in reference to revisions to our SDLD Ordinance. Mike spoke with Bryan to further understand some comments. Mr. Rohland indicated forwarding to the Township several pieces from what the County will be adopting and will be helpful with revising our own SDLD. Bryan provided Mike w/ DEP's Chapter 102 – Erosion and Sediment Control and Chapter 105 – Dam Safety and Waterway Management for his review. Mr. Dewey Wahl, PennDOT will provide Chapter 411 of PennDOT Code – Access to and Occupancy of Highways by Driveways and Local Roads to Mike for review. ***Mike S. will reduce his review to question format for Planning and Supervisors.***
- ***With reference to #7 under SDLD review by Bryan Rohland, Mr. Bathgate will provide language for "modification".***
- Mike Kuhns did assessed some of the SMW review by Bryan Rohland, seems Mike and others are very interested and would like further explanation and a better understanding of the VA Tech/Penn State Urban Hydrology Model (VTPSUHM). It is noted in Bryan's review the rational hydrograph method in this program be used in some cases. Mike Savidge will try to locate the VTPSUHM. ***Mike Kuhns will review 5 – 10 for next planning meeting.***
- ***Planning Commission will request Supervisors permit Solicitor Bathgate to review the Draft SDLD Ordinance and compare how it reflects to the MPC (Municipal Planning Code)***
- Ethics form was received from Ben Moyer.

FYI

It was noted Supervisors had reappointed Shane Kerstetter to a 4-year term at reorganization.

Adjournment

The March 28, 2011 meeting of the Penn Township Planning Commission was adjourned by motion of Shane Kerstetter; seconded by Mike Savidge and Commission acclamation at 9:50 pm.

Respectfully submitted,

Brenda Moyer
PC Secretary