

Penn Township Planning Commission Minutes

August 26, 2013

Chairman Dan Kuruna called the 8.26.13 regular meeting of the Penn Township Planning Commission to order at 7:12 pm. **Members present included:** Dan Kuruna, Shane Kerstetter, William Moyer, Ben Moyer, Mike Kuhns and Cornelius Heeren. **Members absent:** Mike Savidge. **Present:** Brenda Moyer, PC Secretary and Solicitor Jim Bathgate. **Members of the Public Present:** Terry Stauffer, Robert Bickhart and Chad Shaffer.

On motion by Shane Kerstetter, a second by Cornelius Heeren and commission acclamation the minutes of July 22, 2013 were accepted as presented.

Public Comment – no public comment

Persons Present To Be Heard

Terry Stauffer was present with technical assistance provided by Bob Bickhart, PLS with regard to a rezoning request of Mr. Stauffer. TaxMp# of land to be discussed, 13-06, and parcel #'s 052, 052A, 113, 166, and 118. Mr. Bickhart provided a zoning map illustrating the current zoning designation for the land owned by Stauffer and a second map showing what Mr. Stauffer would request as a zoning map change. Also provided was a map showing a larger overview area and how Stauffer's land with its current AC designation fits in with surrounding zoning designations. Stauffer noted the limitations the Agricultural Conservation (AC) designation holds on his land. While he understands the Township stance on preserving Ag land and does agree, he noted the topography for his land is not favorable to farming and might be better suited with a Rural Residential (RR) designation. This allowing for additional home sites, but with proposed RR designation, would also restrict excessive development and would duplicate what currently exists along Fetter Road.

Members of Planning Commission agreed land would be better suited with a Rural Residential (RR) designation and on motion Mike Kuhns, second by Cornelius Heeren, and approved, will recommend Supervisors consider the rezoning of the lands held by Terry Stauffer from Agricultural Conservation (AC) to Rural Residential (RR). Mr. Stauffer and Bob Bickhart will attend the 9/4/2013 Supervisors meeting.

The process for rezoning and changing the zoning map were discussed and included the time involved in making any changes.

On motion by Mike Kuhns, second by Cornelius Heeren, and approved, Planning Commission will investigate possible zoning map changes that might be considered necessary throughout the Township. An initial recommendation was made that the Planning Commission and Supervisors review and address zoning on the remainder of Fetter Road. An additional note to Supervisors, this process for the remainder of Fetter Road and other areas in the Township shall not hold up or interfere with the request of Mr. Stauffer.

Consideration to make other zoning map changes in Penn Township shall be brought to the attention of residents via the newsletter, advertisement or other means to ensure residents are aware of possible changes. Any consideration of possible zoning changes shall also include any requests by township landowners. Landowners shall be required to submit a detailed written request for rezoning proposals to the township office to be considered for review.

Chad Shaffer, Stahl Sheaffer Eng., representing proposed subdivision for Jerry Hazelwood, 212 Hazelwood Drive, Selinsgrove, PA. TX Map PN 13-06-107, total tract ten (10) acres and located in the RR (Rural Residential) zoning district. Mr. Hazelwood proposes a one lot subdivision of five (5) acres with a residual of five (5) acres. Parcel is shown to have two residential dwellings each served by their own existing septic systems and wells. Driveway access to the parcel is off Fetter Road, T493; via a fifty (50) foot ROW recorded DB 727 PG 533. This 50' ROW also accesses neighboring parcel owned by Rick and Cindy Romig TX Map PN 13-06-045A.

As discussed at the 7/23/13 PC meeting, Mr. Bob Bickhart was retained by the Township to review the Hazelwood subdivision request and present his review prior to the August 7, 2013 Supervisors meeting. Applicant was seeking township approval at this meeting with all conditions met. In light of Bickhart's review and the inability of a representative of the Stahl Sheaffer firm available for the 8/7/13 supervisors meeting, the Plan was returned to the Planning Commission to be reviewed again at the 8/26/13 meeting.

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A plan revised 6/19/13 was presented at the 8/26/13 meeting and did include the following:

1. SCPC comments (file #4665) were addressed and actions taken as needed.
2. Zoning was noted as RR (Rural Residential) on Plan.
3. 'Final' was added to the Plan.
4. Driveway easement was increased to 25', per Section 402 (A) 3(a) SDLDO.
5. A note - No future development without prior approval from all governing bodies was added to the Plan.

Mr. Shaffer will provide a written request for an 'extension of time' for the Jerry Hazelwood Subdivision Plan at the 9/4/13 Supervisors meeting.

Still outstanding for the Jerry Hazelwood Subdivision Plan and to be presented at the September 23, 2013 planning commission meeting;

1. An agreement for maintenance and improvements for 25' easement to address two existing dwellings on PN 13-06-107 and neighboring Pupo property PN 13-6-043. Also to be included in this agreement shall be a 4th party, Ricky and Cynthia Romig PN 13-06-045A. Agreement shall be reviewed by Solicitor Bathgate; the agreement shall be included in deed, recorded and noted on the Plan.
2. After legal review and approval the Shared Driveway and Maintenance Agreement would be required to be presented at Supervisor's meeting for approval to be signed and notarized by all parties involved.
3. Request a 'modification' from the Board of Supervisors to be released of Penn Township SDLDO Section 402 (A) 3 (d); as current and future upkeep of 25' ROW has been and shall continue be the responsibility of landowners.
4. This modification shall be included in the 'Shared Driveway and Maintenance Agreement', added to notes on the Plan, and a detailed modification request statement added to Plan allowing for date and signature by township officials.
5. This proposed modification statement to be added to the Plan, shall be reviewed and approved by the Township Solicitor.
6. Verify utility easements are included on the Plan.
7. Final Plan must include Owner Certification.
8. Any additional revision dates added to the Plan.
9. Additional discussion raised concerns about sewage permitting, septic system installation and inspections. Mr. Shaffer will contact the SEO to verify information. Proof of installation and proper inspections will be required for Plan approval.

New Business – Discussion was held in reference to the proposed speed reduction on Old Colony Road, an ordinance is set for review and approval at the 9/4/13 Supervisors meeting. General consensus of the PC was other options might be looked at rather than reducing the speed on the entire road.

Old Business – Progress of ordinance amendments was discussed and sections shall be provided at each planning meeting for review. Goal will be to complete a section and possibly more at each meeting.

Adjournment – The August 26, 2013 Planning Commission meeting was adjourned at 9:45 pm on motion by Shane Kerstetter, second by Bill Moyer and commission approval.

Respectfully Submitted,
Brenda Moyer
PC Secretary