

**PENN TOWNSHIP  
PLANNING COMMISSION  
MINUTES**

DATE & TIME: July 5, 2016 7:00 PM

ATTENDANCE: Members: Rich Whitehouse  
Mark Compton  
Linda Brown  
Stephen Engle

Others: Betsy Logan, Penn Township  
Brent Lied, Becker Engineering  
Amy Minnich, Penn Township  
Richard Landis, Penn Township Supervisor  
Randy Hoover, Team Ag  
BJ Flora, Kreider Farms  
Arthur Groff, Mountainside Excavating

Rich Whitehouse called the meeting to order and led the Pledge of Allegiance at 7:00 p.m.

**Public Comment/Guest Recognition** – none

**Approval of Minutes – June 6, 2016**

On motion by Compton and seconded by Engle, the minutes of June 6, 2016 meeting were approved. Motion passed unanimously.

**Action Items**

**Land Development Plan for Kreider Shop Expansion (Twp. File #16-006A) – request for a building and parking area expansion; located at 453 S. Penryn Road, zoned T-2.** Kreider Farms proposes an expansion of their maintenance shop facility to add a 2 story office addition of approximately 8,000 sf with a footprint of approximately 5,000 sf to be built over existing pavement. The project will also include a new septic system or sanitary sewer facilities, driveway improvements, employee parking, trailer parking and a stormwater basin and related conveyance facilities.

Planning Commission had a brief discussion of the Waiver Requests #1- #7 dealing with drafting standards, monuments, survey certificate, environmental impact, bicycle parking, curbs, and landscaping. Township staff recommended approval for these waivers as stated in staff letter dated June 30, 2016. However, Waiver Requests #8 dealing with Right-of-Way along Indian Village Road and South Penryn Road had more in depth dialogue. Staff recommends approval of waiver of Indian Village Road dedication but not South Penryn. Applicant would prefer to only dedicate right-of-way when a road improvement project is actually planned along South Penryn Road. Applicant gave examples of other projects where they worked cooperatively with the Township to improve the roadway.

Some concern was voiced by Lied regarding the stormwater facility and grading possibly affecting the railroad that runs thru the property as outlined in his review. The applicant has initiated contact with the railroad but has not gotten a response.

On motion by Engle and seconded by Brown, the Planning Commission recommends approval of the Waiver Requests for Kreider Shop Expansion (Twp. File #16-006A) as stated in the Township letter dated June 30, 2016 permitting staff and applicant to work on the language and come to an agreement on waiver request #8 Right-of-Way dedication. Motion passed unanimously.

On motion by Compton and seconded by Brown, the Planning Commission recommends approval of the Land Development Plan for Kreider Shop Expansion (Twp. File # 16-006A) conditional upon addressing all comments and recommendations per Township staff letter dated June 30, 2016 which includes reference to the Township Engineer and Township Solicitor comments. Motion passed unanimously.

**Waiver of Preliminary and Final Land Development Plan Processing and Stormwater Management Plan for Groff Poultry Barn (Twp. File #16-010 & #16-010A)** – The applicant is proposing to construct one (1) 63' x 500' poultry barn where a 200' x 45' hog barn was previously destroyed on a 76.7-acre lot located at 1043 Mountain Road, zoned T-2. The applicant is requesting to waive Preliminary and Final Land Development Plan Processing and process the project as a Stormwater Management Plan. There was a brief discussion about the riparian buffer, which is a zoning requirement to protect the stream bank. The applicant has not received the NPDES permit but has been in contact with Nevin Greiner with the Lancaster County Conservation District about it.

On motion by Compton and seconded by Engle, the Planning Commission recommended Waiver of Preliminary and Final Land Development Plan Processing and approval of the Stormwater Management Plan for Groff Poultry Barn (Twp. File #16-010 & #16-010A) conditional upon addressing all comments in the Township staff letter dated July 5, 2016. Motion passed unanimously.

#### **Briefing Item**

**Revision to a Stormwater Management Plan for Rohrer Farms, LLC (Twp. File #16-009)** – The applicant is constructing a 60' x 300' pullet house and a 77' x 433' layer house on an 88.1-acre lot located at 154 Penn Valley Road, zoned T-2. Staff informed the Commission that the previous approved plan was for a two story building and due to organic farming regulation changes; the plan needs to be revised to provide two one-story buildings adjacent to each other with a chicken pasture in between. The space will house the same or less chickens and the requirements only affect the layer house not the prior approved pullet house.

#### **Other Items for Discussion**

**Zoning Hearing Board Meeting** – Planning Commission was informed of the July Zoning Hearing Board Agenda is a continuation of the June Zoning Hearing Board Agenda, which has Scott and Judy Grillo pursuing a bed and breakfast and gathering venue for the newly purchased property at 745 Fruitville Pike, zoned T-2.

**Land Development Policy** – Staff provided the Commission with a draft Land Development policy of written guidelines with set standards that would provide guidance for whether a waiver of Land Development Plan would impact a project. Some of the criteria are impervious surface, vehicle trips, parking spaces, new loading areas, access drives, driveways or streets. Also, there is additional criteria for agricultural properties. This policy would cover the basic Township concerns such as vehicular movement, sight distance, landscaping and buffering, permitted driveway, lighting, refuse, and pedestrian connectivity. The Commission reviewed the policy with some suggestions, corrections and observations.

#### **Adjournment**

Compton made a motion to adjourn the meeting at approximately 7:50 p.m. Brown seconded the motion and it passed unanimously.

Respectfully Submitted,  
Amy Minnich