

**PENN TOWNSHIP
PLANNING COMMISSION
MINUTES**

DATE & TIME: October 3, 2016, 7:00 PM

ATTENDANCE: Members: Linda Brown
Mark Compton
Stephen Engle

Others: Sharyn Young, Penn Township Planner
Brent Lied, Becker Engineering
Erik Harmon, Light-Heigel
Wilbur McMichael, Blackford Development
Jim Wenger, Derck & Edson
Richard Landis, Penn Township Supervisor
Connie Weidle, Penn Township

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

Public Comment/Guest Recognition – none

Approval of Minutes – September 6, 2016

A motion was made by Compton, with a second by Engle, to approve the minutes of the September 6, 2016 Meeting. The motion passed unanimously.

ACTION ITEMS

Land Development Plan for PA Classics Soccer Complex (Twp File #16-012) – request for a 3,240 square foot restroom/concession/storage building, and mini golf. PA Classics Soccer proposes to construct a miniature golf course and 3,240-square-foot building housing restrooms, a concession stand, and storage area on a landlocked, 35.4-acre parcel (Lot 2) on the east side of Lancaster Road. Access to the property is via an access easement over Lot 1. The mini-golf complex will be part of an athletic facility previously constructed and recently upgraded as a result of two projects, both of which were reviewed and approved as stormwater plans. Proposed improvements include a porous pavement area, stormwater rain garden and piping, sanitary sewer piping, and restoration of the existing paved access drive. Parking for the facility will be provided by existing parking lots.

Staff noted that this plan does not meet criteria for a minor land development plan, comments have been identified and PA Classics has a NPDES permit. Applicant stated that comments have been addressed and design and location will not change.

Lied commented that the existing driveway, access drive needs a valid Highway Occupancy Permit from PennDot. If there is not a valid HOP, this is a concern and there should be approvals.

A motion was made by Compton, with a second by Engle, to recommend approval of the Land Development Plan for PA Classics Soccer Complex (Twp. File #16-012) contingent on satisfaction of all items stated in the township staff letter dated September 21, 2016, township solicitor letter dated August 22, 2016, township engineer letter dated September 19, 2016 and NWLCA engineer letter dated August 26, 2016. The motion passed unanimously.

Penn Towne Center – Final Phase 2 Land Development Plan (Bank Outparcel) (Twp File #16-013) – 3,000+/- square foot bank building. The plan proposes development of a 3,063-square-foot bank with a drive-thru and associated parking, sidewalks, landscaping, utilities, and stormwater management facilities on an outparcel of the Penn Towne Center land development. Phase 1 of the development, is currently under construction for a Sheetz convenience store; construction of the bank would represent a new Phase 2, with Phase 3 consisting of development of the remaining tract.

The Applicant noted that the preliminary plan was given approval in the Spring of 2016 and the Bank is shown on the preliminary plans adjacent to the access drive. The infrastructure has been or is currently being installed now. Stormwater is being constructed in the rear portion of the property. There will be one pipe extension to the bank pad. Water and sewer main items are to be installed. Applicant received approval in September from NWLCA for a conveyance system for the bank with a pumping station to be located in the south east corner of the property. Temporary approval was received from NWLCA for a small grinder pump system. Applicant is working with MAWSA for approval on water service and waiting on county comments and solicitor comments. In Phase 1, most of the new road lines are painted, all asphalt work is done and signage is put up. Traffic lights are ready at Auction Road and Rt. 72 and at Bucknoll Road and Rt. 72 lights will be flashing this week. Paving of side streets will be done this week. Sheetz is planning to open the third or fourth week in November. The proposed bank is Jonestown Bank & Trust, with PW Campbell from Pittsburgh doing the design and construction. Another plan will be presented next month for all other buildings except the hotel. It is anticipated that construction will begin of the next phase in the Spring and Summer 2017.

Lied commented that the request for approval is consistent with everything presented to date. There have been no changes. Staff had no objections to request.

A motion was made by Engle, with a second by Compton, to recommend approval of Final Phase 2 Land Development Plan for Penn Towne Center conditioned on the items mentioned in the NWLCA engineer letter dated September 28, 2016, the township engineer letter dated September 27, 2016, the township solicitor letter dated September 15, 2016 and the township staff letter dated September 29, 2016. The motion passed unanimously.

Review of Fruitville Pike/Holly Tree Road Sanitary Sewer Extension PA Small Water and Sewer Funding Application

Township Staff informed the Planning Commission that NWLCA is applying to PA Department of Community and Economic Development for a grant from the PA Small Water and Sewer Programs to extend sanitary sewer to the area of Fruitville Pike and Holly Tree Road. NWLCA is requesting a letter stating this is consistent with the Township's Comprehensive Plan. Lied commented that this would be a project that would coordinate with the township's intersection project.

A motion was made by Engle, with a second by Compton, to authorize Sharyn Young to send a letter on behalf of the Planning Commission to confirm that the proposed Fruitville Pike Sewer Extension Project is consistent with the Township's Comprehensive Plan. The motion passed unanimously.

BRIEFING ITEMS

None

OTHER ITEMS FOR DISCUSSION

Zoning Hearing Board Agenda for October 12, 2016 – Planning Commission was informed of the October Zoning Hearing Board Agenda. The case is a variance request for an addition to an existing building that would be 125 feet from the property line, where the requirement is 200 feet and a variance to allow the addition on the existing 45-acre CAFO, where a minimum of 50 acres is required. The property is on Mountain Road and the expansion is for a duck farm.

Catalyst Development on Rt. 72 – Lied advised the Planning Commission that a pre-application meeting took place with the Catalyst Development for a possible project on Rt. 72 on the mixed use and residential property currently owned by Metzler. There is no formal plan at this time.

Sweetbriar Development – Lied commented that the Township will be taking over the roads within the development soon. He advised them that many items need to be addressed before even discussing about putting the finishing top on.

Adjournment

Brown adjourned the meeting at 7:45 p.m.

Respectfully Submitted,
Connie Weidle