

**PENN TOWNSHIP
PLANNING COMMISSION
MINUTES**

DATE & TIME: February 5, 2018 7:00 PM

ATTENDANCE:

Members: Joseph Lyons, Chairman
Linda Brown, Vice Chairman
Stephen Engle, Secretary
Leroy Stoltzfus, Member
Rich Whitehouse, Alternate

Others: Sharyn Young, Penn Township
Connie Weidle, Penn Township
Brent Lied, Becker Engineering
Richard Landis, Supervisors
Cameron Renehan, TeamAg Inc.
Art Groff, resident

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

Approval of Minutes – January 3, 2018

On motion by Stoltzfus and a second by Brown, the minutes of the January 3, 2018 meeting were approved as written. The motion passed unanimously.

ACTION ITEMS

- Art Groff – Proposed Poultry Barns (Project No. 18-001) Stormwater Management Plan & Request for Waiver of Land Development – Construction of three poultry houses at 1043 Mountain Road (parcel on the south side of the road)

Cameron Renehan gave an overview of the project. Art Groff proposes to construct two poultry barns on the south side of Mountain Road with a future third barn. The Stormwater Management Plan will be addressing all three. NPDES Permit is needed because of disturbance over one acre. He noted that the township staff letter and the township engineer's letter have been received and all conditions will be met.

Brent Lied commented that Becker Engineering does recommend the waiver of land development with all stormwater issues needing to be addressed. Sharyn Young also recommended the waiver of land development subject to conditions outlined in her letter.

A motion was made by Brown, with a second by Engle to recommend the Waiver of Land Development for Art Groff – Proposed Poultry Barns (Project No. 18-001). The motion passed unanimously.

- NWLCA Fruitville Pike Sewer Extension Project – Request for Certificate of Planning Consistency for PA Small Water & Sewer Program grant application

Brent Lied and Sharyn Young explained that this NWLCA sewer extension project is being linked with the Penn Township intersection improvement project on Fruitville Pike and Holly Tree Road. All easements have been secured to move the construction of the intersection along and TPD is now finalizing the plans to secure all permits. The Holly Tree Farms developer, Landmark Homes will be putting in the traffic signals. Becker Engineering is coordinating the project with the NWLCA. Residents in the area of this project will be required to connect to the public sewer when laterals are installed and the Authority and Township give notices to connect. Discussion took place relative to the area that will be affected and the time frame for the project.

A motion was made by Engle, with a second by Whitehouse, to recommend and certify that the NWLCA Fruitville Pike Sewer Extension Project is consistent with the Township Comprehensive Plan and Zoning Ordinance for the PA Small Water & Sewer Program grant application.

OTHER ITEMS FOR DISCUSSION

Zoning Hearing Board February 14 meeting agenda –

Sharyn Young commented on the two items for the Zoning Hearing Board Agenda:

- Jonestown Bank and Trust on Lancaster Road is seeking a variance to add an additional ground sign on the planned center frontage approximately 560 feet from the existing sign for Penn Towne Center.
- Rodney Weaver is seeking a special exception to permit a farm occupation use for repairing trucks and a mechanic shop at 780 Fruitville Pike. Discussion took place relative to the secondary use besides the farm business.

Manheim Commons Development- Sharyn Young commented that Alex Piehl was hoping to have revised plans for the March Planning Commission Meeting, but they will not be ready by then.

Property located at Fruitville Pike and S. Oak Street – Sharyn Young commented that there is a meeting scheduled tomorrow with the engineer for the developer of this property. They are proposing a Traditional Neighborhood Development.

Adjournment

Brown made a motion to adjourn the meeting at 7:35 p.m. Stoltzfus seconded the motion and it passed unanimously.

Respectfully Submitted,
Connie Weidle, Recording Secretary