

**PENN TOWNSHIP
PLANNING COMMISSION
MINUTES**

DATE & TIME: July 2, 2018 7:00 PM

ATTENDANCE:

Members:	Joseph Lyons, Chairman	Others: Gabe Clark, Catalyst
	Linda Brown, Vice Chairman	Aaron Repucci, Catalyst
	Stephen Engle, Secretary	Mark Stanley, McNees Wallace & Nurick LLC
	Mark Compton, Member	Alex Piehl, RGS Associates
	Leroy Stoltzfus, Member	Gwen Newell, LCPC
Staff:	Sharyn Young, Penn Township	Richard Landis, Supervisor
	Barbara Grable, Penn Township	Richard Whitehouse

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

Approval of Minutes – March 5, 2018

A correction and motion was made by Engle and seconded by Compton to approve the minutes of April 2, 2018 meeting as corrected and written. Motion passed unanimously.

Action Items

1. Manheim Commons Phase 1 Final Subdivision & Land Development Plan, Project No. 17-009

Alex Piehl, from RGS Associates, provided background and overview of the project. Tract will be divided into two parcels. Phase 1/Lot 2 will contain the 190 multi-family housing and phase 2/lot 1 will contain three commercial buildings. The first phase will include the roadway improvements along Route 72 and Bucknoll Road.

The letter from RGS regarding the plan included several additional waivers. These were each reviewed by the members. Most waivers were recommended for approval by staff and engineers with the exception of one item regarding natives. The SALDO requires that a minimum of 50% of all shrubs and groundcovers on the development site must be native species; the current landscape plan contains 43% natives. Staff recommends approval of the waiver with the condition that the native shrub species be increased to meet the minimum SALDO requirements of 50% native species.

Another note was made that the dividing boulevard at access drive A would be removed to accommodate truck traffic that would need to access the site.

The build-out schedule has not yet been determined however most of the site work, stormwater and access drives will be done first and then the buildings will be built one by one with some apartments being occupied while others are still being built. No potential prospects have yet been determined for the commercial buildings. These structures are proposed to be built at a later time.

Road improvements for Bucknoll Rd from the development to Route 72 are also part of the plan. Gibbles have already signed off on the project and Nyes are expected to do so soon.

Motion was made by Compton and seconded by Engle to recommend approval of the plan conditioned upon satisfaction of all review letters by staff, engineers, and solicitor. Motion passed unanimously.

New business/Discussion Items

1. Zoning Hearing Board Application No. 899 – Brad & Shana Eberly, 20 Brooklawn Rd (T-4 Village Zoning District)

Ms. Young provided overview of the application. Applicant seeks relief from the maximum front yard setback of 20', the maximum accessory structure height of 20', the parking of a commercial vehicle weighing over 10,000 pounds with business identification on a residential property, building location, streetscape & street walls, and lot diagrams single family detached minimum and maximum.

There was little discussion and no objection by the members.

2. Ms. Young updated Planning Commission members on upcoming projects including Pleasant View Retirement Community (continued expansion), Penn Station (new development), Speedwell Construction (expansion), Kreider Farms – Woodlot Rd (chicken barn expansion), and Kreider Farms – Indian Village Rd (alpaca project).

Adjournment

Lyons suggested adjournment of the meeting at approximately 8:20 p.m.; motion to adjourn was made by Brown and seconded by Stoltzfus. Motion passed unanimously.

Respectfully Submitted,
Barbara Grable