

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES**

DATE & TIME: January 8, 2019 7:00 PM

ATTENDANCE:

| | | | |
|----------|---|---------|--|
| Members: | Linda Brown, Chairman Stephen Engle, Vice Chairman Fred Hammond, Secretary Leroy Stoltzfus, Member | Others: | Todd Smeigh, DC Gohn Associates, Inc. Paul Brubaker, Resident Richard Landis, Supervisor |
| Staff: | Sharyn Young, Penn Township Barbara Grable, Penn Township | | |

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

Reorganization

Fred Hammond was welcomed to the Planning Commission as a new member. Cullen Ketcham, who was not in attendance, has been appointed as alternate. Both Mr. Hammond and Mr. Ketcham were appointed at the Board of Supervisors meeting on January 7, 2019.

Nominations were accepted for Chairman of the Planning Commission. Motion was made by Engle to nominate Linda Brown and seconded by Stoltzfus. Motion passed unanimously.

Brown led the remainder of the meeting.

Nominations were accepted for Vice Chairman. Motion was made by Stoltzfus nominate Stephen Engle and seconded by Hammond. Motion passed unanimously.

Nominations were accepted for Secretary. Motion was made by Stoltzfus to nominate Fred Hammond and seconded by Engle. Motion passed unanimously.

Approval of Minutes – December 3, 2018

Motion was made by Engle and seconded by Brown to approve the minutes of December 3, 2018 meeting as written. Motion passed unanimously.

Action Items

Paul & Dora Brubaker Final Subdivision Plan (Project No. 18-001) – Subdivision of 16+ acre property at 945 Power Road to create one 2.52-acre lot containing the existing single family dwelling and a remainder lot for agricultural use

Engineer, Todd Smeigh provided overview of the project indicating that there would be two lots, the residential lot and a 13+ acre agricultural lot. Initially, documents were submitted to DEP for a sewage planning module for the agricultural portion of the property however the soils testing samples indicated that the lot was unsuitable to proceed with sewage planning. Since the lot will be used for agricultural purposes only, a Request for Planning Waiver & Non-Building Declaration has been submitted. This declaration will be part of the recorded subdivision plan indicating that no building may occur on this lot until sewage planning has been addressed.

Little discussion ensued and there were no objections by the Commission.

Mr. Hammond recused himself as he voted on this plan when it went before the Zoning Hearing Board.

Mr. Engle made a motion to recommend the plan for approval to the Board of Supervisors subject to letters from Township staff dated December 17, 2018, Township Engineer dated January 8, 2019 and Township Solicitor dated September 15, 2018. Leroy seconded the motion and all were in favor.

New Business/Discussion Items

1. Zoning Hearing Board Agenda for January 9

1. **Case #906** - Jerry L. Stehman, Attorney in Fact (Applicant), Linda A. Stehman (Owner of Record), are requesting a Special Exception per Township Zoning Ordinance Section 27-466 Warehousing & Wholesale Trade Establishments. The subject property is located at 140 West End Drive, Manheim, PA, 17545, in the T-5 Mixed Use Zoning District, Tax ID#500-38036-0-0000. The applicant requests a variance from Section 27-208.1 Area & Bulk Regulations (Lot area requirements), Section 27-208.5.E Design Standards (Parking Location), Section 27-208.7 Screening and Landscaping, as well as Section 802.3 Building Location, Section 804 Parking Location, Section 805 Streetscape and Street Walls, and Section 807 Pedestrian Circulation and Connectivity, as detailed in Part 8, Form Based Code.
2. **Case #907** – David and Terri Lorah, (Applicants/Owners) are requesting a Special Exception per Township Zoning Ordinance, Section 27-426 Accessory Dwelling Unit (ADU). The applicants request that they be permitted to temporarily use a portion of their home as an accessory dwelling unit. The subject property for this request, is located at 2214 Mountain Road, Manheim, PA 17545, in the T-2 Agricultural Zoning District, with a Tax ID#500-24532-0-0000.

A significant amount of discussion occurred.

First, regarding the Lorah project. A question was asked whether the current single wide mobile home would stay or be removed. Staff gave overview of the project and were not concerned about the ZHB application. Concern was expressed though about the possibility of there being a repair shop in the garage at the property. Staff in attendance at the meeting were not aware of this possible issue. Staff will check into the matter. Otherwise the Commission had no objection to the special exception application.

Second, regarding the Stehman project. Staff gave overview of the project. Concern was expressed that no used was provided for the second proposed building, that the applicant does not want to clearly define the entrance to the property and that the applicant is currently and has maintained the end of West End Drive for many years. If the applicant maintains this portion of land for a period of 21 years, then it is no longer considered a public road. If the property at the end of the street (currently owned by Kreider Farms) is ever sold and/or developed, this street would not be able to extend to the new development. This could cause significant problems in the future. Ms. Young advised that issues of concern would be addressed at the land development stage and that she would be contacting the Township Solicitor about West End Drive.

Adjournment

Motion was made by Stoltzfus and seconded by Hammond to adjourn the meeting at approximately 8:05 p.m. Motion passed unanimously.

Respectfully Submitted,
Barbara Grable