

PENN TOWNSHIP
Planning Commission Meeting
November 12, 2008

Members in Attendance:

Thomas Sinsheimer, Chair
Denis Newbold, Secretary
John Stefanco
Calvin Bonenberger, Vice Chair (arrived 9 pm)

Chairman Thomas Sinsheimer called the meeting to order at 7:35 pm with the Pledge of Allegiance.

APPROVAL OF MINUTES:

Minutes of the meetings of October 8, 2008 and October 22, 2008 were approved.

NEW PLAN SUBMISSIONS

None

CONTINUED PLAN REVIEWS

Jackson Immuno Research: An e-mail from Scott Allen, sent earlier in the day, indicated that all technical issues had been resolved. The following motion was made by Newbold, seconded by Stefanco:

The Planning Commission recommends approval of the Jackson Immuno Research preliminary land development plan subject to compliance with the issues raised by the Township Engineer's review letter of November 7, 2008 and agreement to construct sidewalks or to pay a fee-in-lieu that is satisfactory to the Board of Supervisors.

The motion passed, Newbold, Sinsheimer, and Stefanco in favor, none opposed.

OTHER BUSINESS ITEMS

Lighting Ordinance. The PC reviewed proposed amendments to the SLDO regarding lighting as recently received from the Supervisors. The most-recent version deleted former sections F1, F2, and F3. Discussion ensued. It was agreed that the prohibitions in F1 (horizontal illumination) were covered by other aspects of the ordinance and were not necessary. F2 prevented lighting in recreational facilities located in residential district or within 1000 feet of residential uses. F3 set a 10 pm curfew on recreational lighting. It was the consensus of the PC members that the permitted recreational lighting—involving towers up to 70 feet in height—is, in fact, inappropriate in or adjacent to a residential district. The proposed deletions would allow such towers virtually adjacent to residential dwellings and their yards. It was agreed that the previous restriction of 1000 feet from a residential use could reasonably be reduced to 500 feet. It was also the consensus of the members that a curfew on recreational field lighting was reasonable and necessary, particularly in view of the fact that youth are expected to be the primary users of such facilities and youth, with early bedtime requirements, in residential areas stand to be most impacted by late-night lighting.