

**PENN TOWNSHIP**  
**Planning Commission Minutes**  
**May 10, 2006**

**Members in Attendance:**

Marcello - Chairman, Selinger-vice chmn, Sinsheimer - Secretary, Bartels, Newbold, Stefanco, Bonenberger

Albert Federico-McCormick Taylor Engineers, Terry Bonenberger - Penn Township Zoning Officer

Chairman Marcello called the meeting to order at 7:30 p.m. with the Pledge of Allegiance.

The meeting minutes from April 26, 2006 were reviewed. Motion to approve made by Bartels, Stefanco 2<sup>nd</sup>, all voted in favor 7-0.

**NEW BUSINESS**

**Cole – Minor Subdivision** – Sinsheimer moved to accept the plan for review, Bartels 2<sup>nd</sup>, all voted in favor 7-0.

**Hamm – Minor Subdivision** - Selinger moved to accept the plan for review, Bartels 2<sup>nd</sup>, all voted in favor 7-0.

**CONTINUING REVIEWS**

**YMCA – Preliminary Plan**

Bob Brucker – YMCA, - and Michael Kaszyski – Gilmore Associates.

After review of the plan and further discussion with the applicant Sinsheimer moved that the Planning Commission recommend denial of the plan unless the applicant:

1. Provide Fire Hydrants utilizing a public water supply and approved by the Fire Marshall,
2. Contribute funds to the Township for the installation of a traffic light at Lewis Road, and pay for the construction of turning lanes for BOTH parking lots,
3. Provide lighting for the gravel parking lot to comply with township zoning ordinance.
4. The applicant obtain the adjacent Conard Pyle property or permission from same for Stormwater improvements including the additional runoff,
5. Comply with the review comments included in the McCormack Taylor review letter dated April 21<sup>st</sup>, 2006,
6. Request of the Township an extension to provide additional time for consideration of the application.

The Motion was seconded by Bonenberger, all voted in favor (6-0) except for Newbold who abstained.

**Bartels – Preliminary Plan**

Timothy Smith – Iacobucci, John Jaros, attorney – Riley, Riper, Hollin & Colagreco

After review of the plan and further discussion with the applicant Newbold moved that the Planning Commission recommend **denial of the plan** for the following reasons:

1. It does not comply with sections 414, 415 and 416 of the Penn Township Stormwater Ordinance,

2. it does not comply with section 1602 of the Penn Township Landscaping Ordinance
3. the deficiencies noted in the review letters by Al Federico, Township Engineer

(Sinsheimer moved to amend the above motion that so that the comments and review letters of Township engineer Al Frederico be included and that further review comments be considered at the next Planning Commission meeting, second by Bonenberger. Sinsheimer, Bonenberger, Newbold voted Yes – Marcello, Selinger voted No – Stefanco, Bartels abstained – the motion to amend carried.)

Newbold moved to approve the motion as amended, second Selinger, all voted in favor (6-0) except Bartels abstained.

At 11:105 p.m. motion to adjourn made by Bonenberger, second by Newbold - all voted in favor.

Signature Approval: \_\_\_\_\_

Thomas H. Sinsheimer, Secretary