

PENN TOWNSHIP BOARD OF SUPERVISORS
1301 Centerville Road
Newville, PA 17241
Tel: 717-486-3104 Fax: 717-486-3522
Special Meeting
April 28, 2015

Chairman Martin called the meeting to order and led everyone present in the Pledge of Allegiance.

Those present: Chairman Gary Martin, Vice Chairman Ken Sheaffer, Solicitor Marcus McKnight, Zoning Officer Tim Knepp and Secretary Vicki Knepp. Supervisor Seiders was absent due to surgery.

PUBLIC COMMENT

None

APPROVAL OF SUBDIVISION PLANS

Stambaugh Property – Present representing P7/Ritner Landowner, LLC were Elkins Wetherill, Charles Suhr and Brian Reisinger. Mr. Suhr stated that basically this was a rehash of the subdivision that was done several years ago. They have separated the subdivision from the land development plan. He stated that he believes the primary issue is the conditions the Supervisors have regarding the residual Stambaugh property which is located in Penn Township. Mr. Suhr reviewed the list of conditions with the Supervisors. George and Shirley Stambaugh arrived during the discussion. After discussion the conditions are as follows:

- a. The milking parlor along Ritner Highway shall be removed from Lot 1 within 2 years of the recording of the subdivision plan.
- b. Removal of all other structures along Ritner Highway from Lot 1 shall be initiated within 9 months of the recording of the subdivision plan.
- c. The trailers/mobile homes and debris are to be removed from Lot 1 within 30 days of recording the subdivision plan.
- d. The existing access points to Lot 1 from Smith Road shall be abandoned within 6 months of recording the subdivision plan. Any future access to Lot 1 from Smith Road shall require a driveway permit from Penn Township and be constructed according to Penn Township ordinances.
- e. The manure pit on Lot 1 shall be abandoned at the time the structures are removed.
- f. If Mr. Stambaugh's attorney agrees today to a continuance on the judgment it will remain at \$1,102.50 and no attorney's fees will be added to it.

Mr. Stambaugh was told he needs to move the vehicles across from the Carriage House. Mr. Stambaugh stated that they were for sale. The Solicitor stated that they need to be moved, it is not a used car lot.

The Solicitor stated that the Zoning Officer was willing to work with Mr. Stambaugh to do the drawing for the permit application so that Mr. Stambaugh can get started with the construction of his barn. Mr. Stambaugh stated he planned to place the modular home and trailer into the barn. The Solicitor told him that we would not wait until the building was done to move the trailers. It was

explained to Mr. Stambaugh that he has 30 days from the day the plans are recorded to get them moved. He agreed.

The agreement shall be placed on page two of the subdivision plan and will be recorded. Vice Chairman Sheaffer said he was not comfortable signing the plans until the agreement was placed on them. Mr. Wetherill will have the plans updated and sent to Chicago for signatures, they will then bring them to the Township for signature and dated April 28, 2015.

Chairman Martin made a motion to approve the subdivision plans for the George Stambaugh property including the agreed upon conditions as modified. Vice Chairman Sheaffer seconded the motion. Motion approved.

Water Tower – Mr. Suhr asked if the Supervisors would act on the development plan for the water tower. Mr. Suhr stated that the changes have been made to the plan to reflect the discussion at the Planning Commission meeting. The subdivision plan has been approved. The changes are primarily requested by Newville Water Authority, access changes and water collection. A fire connection has been added outside of the gate. Vice Chairman Sheaffer made a motion to approve the water tower land development plan. Chairman Martin seconded the motion. Motion approved.

OLD BUSINESS

Hodecker – Chairman Martin asked the Solicitor the results of his visit to the Hodecker property. The Solicitor stated Mr. Hodecker's attorney did not show up. If Mr. Hodecker moves the current saw part back to the corner the Solicitor believes it will solve the problem, especially if he moves it away from the property lines and puts his lumber piles between the sawing operation and the houses. The problem with moving it behind the barn is that it is a low area and is subject to flooding. Chairman Martin stated that he needs to move it back on the farm further away from the property lines. If he does not he will be required to put up a structure, which will require UCC permits and ADA compliance. The Solicitor suggested that the Supervisors meet with Mr. Hodecker and explain this to him. The Secretary stated he has not paid the bill for the fire yet.

LeDane – Chairman Martin stated that he and Vice Chairman Sheaffer were over to look at the property. On Mr. LeDane's patio there appears to be new chairs and umbrella mixed in with all the trash. We need to do something. Mr. LeDane will not. Chairman Martin stated he preferred not to have Township employees go onto the property and clean it up. Vice Chairman Sheaffer suggested that Clyde DeHart a Carlisle auctioneer come in and clean it up and he could pay our fines out of the proceeds and give the balance to Mr. LeDane. The Solicitor stated that we need an agreement with Mr. LeDane. Vice Chairman Sheaffer is to contact Mr. DeHart and the Solicitor is to draw up an agreement with Mr. LeDane.

ADJOURNMENT

Chairman Martin made a motion to adjourn. Vice Chairman Sheaffer seconded the motion. Motion approved.

NEXT MEETING May 14, 2015

Respectfully submitted,

Vicki Knepp
Secretary

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