

**EAST PENN TOWNSHIP
PLANNING COMMISSION
MINUTES
Regular Meeting
November 16, 2022**

The East Penn Township Planning Commission conducted their November 16, 2022 regular meeting at the East Penn Township Community Center. Chairman Kleintop called the meeting to order at 7:00 PM.

Commission Members Present: Robert M. Kleintop
Ted Snyder
Dennis L. Pearson
Commission Members Absent: Gary Kuehner- 1 vacancy
Other Township Officials Present: PC Solicitor Jason Rapa, 2022 Township Engineer Michael Muffley
Visitors Present: none
Press Present: none
Courtesy of the Floor: none

MINUTES:

Robert Kleintop made a motion, seconded by Ted Snyder to approve the minutes from the January 19, 2022 Re-Organization and regular meeting as submitted. AIF. Motion carried.

Courtesy to the Floor (other than Subdivisions): none
Training & Correspondence: distributed as received.

Subdivisions / Land Development:

◆ **Duane A. Schleicher- Preliminary Subdivision:** No action necessary. The Board of Supervisors granted a 24-month extension at their January 3, 2022, reorganization and regular meeting. The new deadline is in effect until February 27, 2024.

UNFINISHED BUSINESS: (none)

NEW BUSINESS:

◆ **Lot Line Adjustment for Charles Stager (Lot 1) and Daniel Frey (Lot 2)-** Proposed Subdivision/lot line revision located at 111 Lilac Lane and 179 Lilac Lane. This is a proposed even swap of 0.993 Acres between the owners of the Lots.

- ◆ There is no proposed development, both lots have existing dwelling units and are on-lot water and sewer.
- ◆ The Carbon County Planning Commission reviewed the plan on 10/18/22 and found minor areas of non-compliance therefore recommending Conditional Plan Approval.

Engineer Muffley went over his HEA review letter as submitted on 9/16/22.

Areas to be addressed prior to approval would be in regard to East Penn Townships Zoning such as follows:

1. §300- The zoning district is incorrectly referenced as VC-Village Center. The subject properties are within the R-Rural District. All related zoning requirements shall follow the R District Regulations in Article 8 of the Zoning Ordinance.
 - a. The Zoning table & Lot Area Tabulation and plan shall be updated to relevant lot requirements (i.e. minimum lot area, maximum building coverage, side yard, rear yard).
2. §800- It is our interpretation of the definitions that Lot 2 does not have a rear lot line, and therefore the setback along the Southern boundary along 72-7-B68A should be considered a side yard (30 feet). Lot 1 rear yard along 72-7-B72 shall be 50 feet.
 - a. “Impervious coverage” should be revised to “building coverage” on the Zoning Table & Lot Area Tabulation.
 - b. The Zoning table & Lot Area Tabulation should clarify proposed Lot 1 and Lot 2 with respect to the existing tax parcel numbers and map labels.
 - c. The existing garage on Lot 2 is nonconforming with respect to the side yard requirements. Continuance of the nonconforming structure is permitted in accordance with §1018.C. **A note should be added to the plan indicating that the existing garage is nonconforming with regards to side yard setback.**
3. §1009.05- Applicable setback lines (i.e. 75 feet for local roads) from the centerline of the existing road shall be established if greater than the front yard setbacks.

Areas to be addressed prior to approval would be in regard to East Penn Townships SALDO such as follows:

4. §3.206- The Township Sewage Enforcement Officer should verify that existing on-lot sewage disposal systems are functioning, and no further Sewage Planning is required.
5. §4.200, §4.910- If proposed lot corners are to be set prior to Plan recording, a certification to this effect from the surveyor of record shall be provided to the Township. If not, financial security shall be required for any improvements not installed prior to Plan recording.
6. §5.102.A.5; A.6, 202.A.5- Lot closures shall be provided for Lots 1 and 2.
7. §5.102.A.5.1 (Ord 2017-03)- The latitude and longitude coordinates of at least one point for lots, tracts, or parcels of land proposed to be part of the plan shall be included on the plan. If possible, the applicant should provide a CAD or GIS file of the subdivision lots to the Township.
8. §5.202.A.29, §5.202.B- All applicable signatures and professional seals shall be provided prior to plan recording.

General comments are as follows:

9. The plan title should be labeled as “Preliminary/Final...”
10. Adjoining property label for 72-7-B71.14 is cut off in the plan viewport.
11. General Note No. 8 and 10 do not appear to be relevant to this plan and should be removed.
12. The drawing on the plan has the word “Lilac Road” when it should be labeled “Lilac Lane”.

Motion made by Dennis L. Pearson, seconded by Robert Kleintop to recommend to the Board of Supervisors conditional approval, upon the satisfaction of all comments being addressed as per the Engineers HEA letter as well as the County Review letter. AIF. Motion Carried.

Adjournment: ***Being no further business before the Planning Commission, Robert Kleintop motioned, seconded by Ted Snyder, to adjourn the meeting at 7:13 PM. MOTION CARRIED, Pearson, Kleintop, Snyder voting yes.***

Respectfully Submitted,



Jillyan A. Sterling
Secretary