

**EAST PENN TOWNSHIP
PLANNING COMMISSION
MINUTES
Reorganization & Regular Meeting
February 3, 2021**

The East Penn Township Planning Commission conducted their 2021 reorganization and February 3, 2021 regular meeting at the East Penn Township Community Center. 2019 Chairman Kuehner called the meeting to order at 7:00 PM.

*There were no meetings held in 2020.

Commission Members Present: Gary Kuehner
Ted Snyder
Robert M. Kleintop

Commission Members Absent: Jonathan Ammary, there is 1 vacancy.

Other Township Officials Present: PC Solicitor Jason Rapa

Visitors Present: James & Kathy Henderson

Press Present: none

Courtesy of the Floor: none

REORGANIZATION:

Appointment of Temporary Chairman: Robert M. Kleintop made a motion, seconded by Gary Kuehner to appoint Ted Snyder as temporary Chairman. AIF. Motion carried.

Appointment of Temporary Secretary: Gary Kuehner made a motion, seconded by Robert Kleintop to appoint Jillyan A. Sterling as temporary Secretary. AIF. Motion carried.

NOMINATION/ELECTION OF OFFICERS:

Chairman: Robert M. Kleintop made a motion, seconded by Ted Snyder to appoint *Gary Kuehner as Chairman*. AIF. Motion carried.

Vice-Chairman: Robert M. Kleintop made a motion, seconded by Gary Kuehner to appoint *Ted Snyder as Vice-Chairman*. AIF. Motion carried.

Secretary: Robert M. Kleintop made a motion, seconded by Gary Kuehner to accept the Supervisor's appointment of *Jillyan A. Sterling as Secretary*. AIF. Motion carried.

Robert M. Kleintop made a motion, seconded by Ted Snyder to close the reorganization meeting at 7:11 pm. AIF. Motion carried.

REGULAR MEETING:

MINUTES:

Gary Kuehner made a motion, seconded by Robert M. Kleintop to approve the minutes from the June 19, 2019 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: (former Fogel Farm)-** 24-month extension in effect until February 27, 2022.

UNFINISHED BUSINESS: (none)

NEW BUSINESS:

◆ **592 Germans Road- Henderson- Special Exception Use.** The proposed use is for campsites on the property owned by James and Kathy Henderson located at 592 Germans Road. The applicants own 38 acres and would like to partner with a company called Tentr to provide 2 (two) “glamping sites” and 1 (one) primitive site. The original Zoning Application was submitted on September 3, 2020 and Denied by the ZO, Tim Dow on September 22, 2020 due to the property being located in the RR-Rural Residential District, according to Article 7-Section 703-12-Vacation Resort is a Special Exception Use in the RR District. Therefore, the Planning Commission pursuant to 1110.01 must submit an Advisory Report to grant a permit for the special exception use for the site.

After discussion the Planning Commission recommended the following to be presented as an advisory report to the Zoning Hearing Board:

- 1.) Consideration of Driveway permits for each site in addition to the application stating, “Guests will be able to drive to their site to park and unload.” The Planning Commission is recommending a condition to the Special Use that the driveways be gravel, having widths of at least ten (10) feet, be installed to each site by the Owners, preferably wider if possible so that emergency vehicles can enter and exit safely as well as turn around.
- 2.) A recommendation that a condition to the Special Exception be that only three (3) requested sites be permitted on the property and that no further expansion of camping sites be allowed.
- 3.) A recommendation to the Special Exception be that guests can only stay a maximum of three (3) nights on the property during the open season only; in addition to the amount of time allotted to stay on the property they recommend the “Open Season” run from April

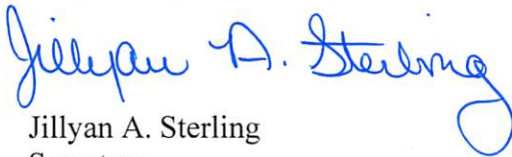
1st until November 30th. They will not be permitted to rent camp sites during the “Closed Season” of December 1st till March 31st.

- 4.) A recommendation that a Special Exception be that the Owner or an Authorized Representative if the Owner is not available must be present on the property whenever there are guests.
- 5.) Lastly, a recommendation to the Special Exception be that the Owner comply with any and all rules and regulations of the PA DEP with regards to the use and disposal of ‘WAG bags’ for sanitation.

Motion made by Robert M. Kleintop, seconded by Ted Snyder to recommend to the East Penn Township Zoning Hearing Board the advisory report as presented from the East Penn Township Planning Commission. AIF. Motion Carried.

Adjournment: Being no further business before the Planning Commission, Robert M. Kleintop motioned, seconded by Ted Snyder, to adjourn the meeting at 7:53 PM. MOTION CARRIED, Kuehner, Kleintop, Snyder voting yes.

Respectfully Submitted,



Jillyan A. Sterling
Secretary