

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGSGROVE
January 10, 2022**

Members present included: Dan Kuruna, Marvin Weaver, Ken Herman Jr., Robert Grayston, Brian Wentzel and Jon Payne

Members Excused: Derek Straub

Also Present: Solicitor Jim Bathgate, Manager Julie Hartley and Dea Schader

The meeting was called to order by Former Chairman Brian Wentzel at 6:30 pm. After calling the meeting to order, he asked if there were any nominations for Chairman.

On motion by Dan Kuruna and seconded by Marvin Weaver, and carried on a 6-0 vote, Brian Wentzel was appointed Chairman. No other nominations were presented.

Brian Wentzel took over as Chairman, called the meeting to order and asked if there were any nominations for Vice-Chairman.

On motion by Marvin Weaver and seconded by Robert Grayston, and carried on a 6-0 vote, Dan Kuruna was appointed Vice-Chairman. No other nominations were presented.

On motion by Dan Kuruna and seconded by Ken Herman Jr., and carried on a 6-0 vote, the minutes of the December 13, 2020 Planning Commission meeting were approved as presented.

Persons to be heard:

Dea Schader of the Union-Snyder Agency on Aging representing ECHO Housing can to ask what would need done to move forward with legislation to allow the small cottage program. Jim Bathgate shared that discussion has begun on small cottages regulations by the Planning Commission. Dea Schader answered the Commission's questions on what happens when the cottages are no longer being used and she stated that they are removed and everything returns to the original condition. There is currently one family interested in placing a cottage in Penn Township. Monthly inspections will be done to occupied cottages. Money from the rent goes back into the ECHO program. Cottages will be ADA accessible as much as possible. If Doctors recommend ramps for the clients they will be installed. Ms. Schader finished by giving her business card and telling the Commission to contact her if they had any further questions.

New Business:

Ethics Commission Forms – The forms were distributed and asked to be returned before March 1st.

Derek Straub Resignation – Derek's letter of resignation was not accepted as he will try to attend as much as possible.

Old Business: The Kelly Township Model Ordinance for ECHO Housing was reviewed and the following additions to the Penn Township Zoning Ordinance were given:

- 1) Sec. 443 Small Cottages (A Use Limitations, use this section
- 2) Sec. 443 Small Cottages (B 1. Keep unit size not to exceed 900 square feet,
- 3) Sec. 443 Small Cottages (B 2. Do not include per person square footage.
- 4) Sec. 443 Small Cottages (B 3. Keep height restriction.
- 5) Sec. 443 Small Cottages (C 1. Keep single family dwelling occupied by family member.
- 6) Sec. 443 Small Cottages (C 2. Keep no front yard requirement.
- 7) Sec. 443 Small Cottages (C 3. Keep no more than one cottage per lot.
- 8) Sec. 443 Small Cottages (C 4. Keep setback requirements.
- 9) Sec. 443 Small Cottages (D 1. Keep subordinate to principal dwelling and appearance and character harmony with existing principal dwelling.
- 10) Sec. 443 Small Cottages (D 2. Keep that no stick built and insignia for Industrialized Housing of PA
- 11) Sec. 443 Small Cottages (D 3. Keep that cottage is easily removable.
- 12) Sec. 443 Small Cottages (D 4. Keep water, sewage disposal and utilities section, remove last sentence.
- 13) Sec. 443 Small Cottages (D 5. Keep parking requirements and emergency vehicle access.

- 14) Sec. 443 Small Cottages (E Change to ... until the applicant obtains conditional use approval, a building permit and a zoning permit. A conditional use application must include: Items one through five in section F.
- 15) Sec. 443 Small Cottages (G The small cottage unit shall not be occupied until the Building Code Official has inspected the unit and given approval for occupation.
- 16) Sec. 443 Small Cottages (H Keep sections one through eight regarding removal and financial security.
- 17) Small Cottages can be placed in zones: R1, R2, RR and AC by conditional use.

FYI-

- Bright Farms – Final LD, filed 6.17.20, due 3.8.22
- VFW Subdivision, filed 1.5.21, due 2.28.22
- Lester Sensenig Land Development, filed 3.22.21, due 3.15.22
- Enos Yoder, Subdivision, filed 11.8.21, due 2.4.22
- Michael Herrold, Conditional Use, filed 12.1.21, due 1.28.22, hearing 1.19.22 at 6 pm
- Cottontail Solar 6, LLC Land Development, filed 12.7.21, due 3.7.22
- Amy Wagner, Conditional Use, filed 12.8.21, due 2.4.22, hearing 1.19.22 at 6:15 pm
- Brandon Ebright Conditional Use, filed 12.17.21, due 2.15.22, hearing 2.2.22
- Kendra Ruhl Conditional Use, filed 12.17.21, due 2.15.22, hearing 2.2.22
- Jessica Bailey Conditional Use, filed 12.29.21, due 2.25.21, hearing 2.2.22

Adjournment – On motion by Dan Kuruna and seconded by Robert Grayston, and carried on a 6-0 vote, the Planning Commission workshop meeting was adjourned at 8:00 p.m.

Respectfully submitted,
Julie Hartley, Township Manager