

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGSGROVE
January 11, 2021**

Members present included: Derek Straub via Zoom, Alternate Dan Kuruna, Marvin Weaver, Robert Grayston, Brian Wentzel, Jon Payne and Christopher Hixon

Members Excused: Ken Herman Jr.

Also Present: Manager Julie Hartley

The meeting was called to order by Manager Julie Hartley at 6:30 pm. After calling the meeting to order, she asked if there were any nominations for Chairman.

On motion by Jon Payne and seconded by Robert Grayston, and carried on a 7-0 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 Jon Payne and seconded by Robert Grayston, and carried on a 7-0 vote, Derek Straub was appointed Vice-Chairman. No other nominations were presented.

On motion by Jon Payne and seconded by Robert Grayston, and carried on a 7-0 vote, the minutes of the December 14, 2020 Planning Commission meeting were approved as presented.

Persons to be heard/New Business:

Ethics Commission forms were distributed and are due by May 1st.

The Planning Commission welcomed new member, Christopher Hixon.

Old Business: The draft Zoning Ordinance was reviewed and the following revisions were given:

- 1) Section 1129 Half Way House was added
- 2) Section 1130 Rehabilitation Facility was added
- 3) Section 1131 Parking of Commercial Vehicles in Residential Zones needs a change of language to have a lot of ½ acre or larger with a 25' set back from property lines instead of in specific residential zones
- 4) Section 411.15 E (6) was changed to the following: "Odor Abatement – The applicant shall supply a copy of an Odor Management Plan prepared by a certified Odor Management Specialist, and approved by the Pennsylvania State Conservation Commission. This requirement would apply when new or existing CAO's or CAFO's are planning to construct new or expand existing manure storage or animal housing facilities. In addition, the Supervisors may require a Fly Abatement Plan."
- 5) There was discussion about the maps that Focus Central Pennsylvania provided. At a future date it will be decided whether to add an Agricultural Commercial section or adjust the Industrial zone to allow agribusinesses.
- 6) Section 506.2 Signs – (H) change 506.7 A to 3 days instead of 10.
- 7) Section 506.2 Sign table – After discussion it is to be left as is.
- 8) Section 901 - In definitions for Anaerobic Digester change to regional instead of principle.
- 9) Section 902 – Add abandonment clause.
- 10) Appendix – Sight Triangle Diagram, add formula
- 11) Other wording changes will be sent via email from Vice-Chairman Derek Straub.

FYI-

- Klinepeter/Kuhns Subdivision, filed 10.21.20, due 4.16.21
- Bright Farms – Final LD, filed 6.17.20, due 3.15.21
- RBBB Holdings/Ron Brubaker – Final LD, filed 8.25.20, due 2.3.21
- VFW, filed 1.5.21, due 4.5.21

Adjournment – On motion by Jon Payne and seconded by Robert Grayston, and carried on a 7-0 vote, the Planning Commission workshop meeting was adjourned at 7:50 p.m.

Respectfully submitted,
Julie Hartley, Township Manager