

**PENN TOWNSHIP  
PLANNING COMMISSION MINUTES  
228 CLIFFORD ROAD, SELINSGROVE  
January 24, 2022**

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

**Members Excused:** Derek Straub

**Also Present:** Manager Julie Hartley, Solicitor Jim Bathgate, Gene Kreamer, Daniel Bow, William Schneider, and Jessie Audette

**The meeting was called to order by Chairman Brian Wentzel at 6:30 pm.**

**On motion by Rob Grayston, and seconded by Dan Kuruna, and carried on a 6-0 vote, the minutes of the January 10, 2022 Planning Commission meeting were approved as presented.**

**Persons to be Heard:**

Gene Kreamer presented the Enos Yoder Subdivision and informed the Planning Commission that he met with Roadmaster Mark Strawser and Penn DOT Representative Brian Haight regarding the driveway entrance. Adequate sight distances were achieved and the new location for the driveway has been added to the plans along with a sight triangle. No trees or shrubs will be allowed in this area. The property is located in an Agricultural Conservation zone and Lot 1 will have a residence constructed but the primary use will be agricultural. If there are any future changes proposed for Lot 3 it will require a zoning variance and/or permission from the Board of Supervisors.

After discussion the following motion was made:

**On motion by Rob Grayston, and seconded by Ken Herman Jr., and carried on a 5-0 vote with Dan Kuruna abstaining, the Planning Commission recommends that the Board of Supervisors approves the plans with the following conditions:**

- 1) On the Lot 3 Comments, change “requires zoning variance and Supervisor’s approval to change use” to “requires zoning variance and/or Supervisor’s approval to change use”**
- 2) Written documentation that Penn DOT Representative Brian Haight is satisfied with driveway location**
- 3) Plans signed by owners**

**Janelle Groff, Trinity Solar, Representing Kendra Ruhl, Brandon Ebright and Jessica Bailey’s Conditional Use Hearings did not attend.**

William Schneider representing Cottontail Soar 6, LLC reviewed their progress with the Planning Commission in their Land Development application process. Three corrections have been placed on the plans per the Township Engineer’s request. He also listed the items that need addressed per the Conditional Use findings. 1) Experience of installer will be reported when installer is secured. 2) The toxicity report has been provided. 3) All utilities will be underground if possible. 4) Agreement with PPL to connect will be provided upon receipt. 5) Assigned connects will be provided when secured. 6) Glare study was conducted and panels that had potential glare were removed from the plans. 7) The noise study is provided. 8) The contact information will be provided for on each gate and also given to the Township. 9) Financial security for the decommissioning will be provided and the Township Engineer will review it. 10) A third party will be responsible for maintenance and their information will be provided to the Township.

He continued by noting items what the Township Engineer requested. 1) An Agricultural Conservation zone requires a Conditional Use Hearing for Principal Solar Energy Systems and this is required for the Subdivision and Land Development Ordinance as well, it was approved and a note was placed on the cover sheet. 2) Written confirmation of the public utility connection has not been secured but will be provided when available. 3) Noise study is provided. 4) Identification of owner placed on entry gates and information provided to the Township. 5) Decommissioning Report will be provided and will be reviewed by the Township Engineer and Solicitor. 6) Copy of the NPDS permit and response from the Snyder County Conservation District is needed. 7) A waiver request to file a Final Plan instead of a Preliminary Plan. 8) 110% of the construction cost calculated and sent to the Township Engineer for review. 9) Developer’s Agreement drafted and then reviewed by the Solicitor. 10) Existing conditions map will be submitted when available. 11) Shading issues with LD400 addressed. 12) Stormwater spots were updated. 13) The graphic and written scales were updated. 14) All changes to plans must be confirmed by the Township Engineer. 15) The sediment control panel must be reviewed by the Engineer. 16) The

no disturbance water sheds were corrected per the Township Engineer. 17) Infiltration has been updated on the plans.

Solicitor Jim Bathgate had some questions and comments as follows on the project: 1) Will land owners sign plans or provide affidavits? They will sign. 2) The new parcel 13-04-058 to allow an easement should be added to the Land Development Plan and application. 3) How high will transmission lines be above Kuster Road? Should be twenty-five to thirty-five feet but this will be confirmed. 4) Emergency procedures, protocols and training should be done with DH&L Fire Company. 5) A decommissioning bond needs to be in place. 6) Operational and Maintenance procedures need to be provided. 7) Set-backs of one hundred feet need to be met where is a residential zone or an occupied home. 8) Gates are marked on the plans and are self-locking. 9) The local fire company will need access to the gates. 10) A landscaping plan is included and there will be no timbering done on the property to accommodate the panels. 11) The Solicitor will review the Letter of Credit. 12) Individual panels are three feet by six feet and during peak extension will be three feet from the ground on one side and up to fifteen feet from the ground on the higher end. 13) Cottontail Solar 6, LLC will return to the next regular Planning Commission meeting on February 28, 2022 at 6:30 pm.

**New Business:**

None

**Old Business:**

None

**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
- Cottontail Solar 6, LLC Land Development, filed 12.7.21, due 3.7.22
- Penn Fire Subdivision, filed 12.10.21, due 3.10.22
- 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 2.25.22, hearing 2.2.22

**Adjournment** – On motion Robert Grayston and seconded by Jon Payne, and carried on a 6-0 vote, the Planning Commission meeting was adjourned at 8:02 p.m.

Respectfully submitted,  
Julie Hartley, Township Manager