

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

Members present included: Brian Wentzel, Jon Payne, Ken Herman Jr., Marvin Weaver, Derek Straub via Zoom and Alt. Dan Kuruna via Zoom

Members Excused: Robert Grayston

Also Present: Manager Julie Hartley

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

On motion by Ken Herman Jr. and seconded by Derek Straub, and carried on a 5-0 vote, the minutes of the September 27, 2021 Planning Commission meeting were approved as presented.

Persons to be Heard: None

New Business:

There was discussion about restricting Principal Solar Energy Systems where class one and two soils are present. After the discussion it was decided that the subject would be tabled until the next meeting.

There was discussion on whether or not the definition of farmette should be altered. Dan Kuruna suggested that the phrase, "may or may not have a residence" be added to the current definition. Other members agreed that the current definition with the added phrase is sufficient.

After reviewing section 1115 Farmette or Gentleman's Farm, the following motion was made:

On motion by Marvin Weaver and seconded by Ken Herman Jr., and carried on a 5-0 vote, to strike section 1115 C from the proposed zoning ordinance.

There was a discussion on Appendix B and the need to update the animal densities.

Questions were raised as to whether or not farmettes should count as more subdivisions allowed than regular residential lots and if a chart should be developed.

In section 411.B.3 the following should be added at the end, "by Conditional Use Hearing".

In section 411.5 the two letter "A's" should be changed to "D. Family Transfer" and "E. Parent Tract".

Within the ordinance the name, "Department of Public Welfare" should be changed to "Department of Human Services".

Old Business:

FYI-

- Bright Farms – Final LD, filed 6.17.20, due 11.9.21
- RBBB Holdings/Ron Brubaker – Final LD, filed 8.25.20, due 11.17.21
- VFW Subdivision, filed 1.5.21, due 11.17.21
- Lester Sensenig Land Development, filed 3.22.21, due 11.15.21
- Marvin Weaver – Final LD, filed 6.11.21, due 12.8.21
- DMS Mobile Home Park Final LD, filed 8.20.21, due 11.18.21
- DMS Mobile Home Park Waiver Hearing, filed 9.30.21, due 11.29.21, hearing 10.20.21 at 6:00 pm
- Douglas Klinger Add-On Subdivision, filed 8.18.21, due 11.16.21
- RMW Rentals LLC Land Development, filed 9.23.21, due 12.22.21

Adjournment – On motion by Derek Straub and seconded by Marvin Weaver, and carried on a 5-0 vote, the Planning Commission workshop meeting was adjourned at 7:48 p.m.

Respectfully submitted,
Julie Hartley, Township Manager