

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGSGROVE
October 23, 2023**

Members present included: Chris Fetter, Dan Kuruna, Laura Fellencer, Jon Payne, Marvin Weaver and Ken Herman Jr.

Members Excused: Dan Kuruna and Robert Grayston

Also Present: Manager Julie Hartley and Solicitor Jim Bathgate

The meeting was called to order by Chairman Brian Wentzel at 6:24 pm.

On motion by Ken Herman Jr. and seconded by Jon Payne, and carried on a 4-0 vote, the minutes of the October 9, 2023 Planning Commission meeting were approved as presented.

Persons to be Heard: None

New Business:

Cottontail Solar 6 Update – The letters from Township Engineer Chad Shaffer and Tim Hornberger of the Snyder County Conservation District were discussed. Chad's letter had two findings. First finding was the fencing along Clifford Road should be sixty-six and one-half feet from the centerline of the road but it is thirty-seven feet from the centerline. Also, extra panels have been placed along Clifford. The second finding was that additional solar arrays have been added in the vicinity of block three, section one. Tim's report noted that there were no violations but he had concerns. The concerns included a sediment laden filter bag laying in the rock-lined channel at the outlet of Basin B1, a diversion channel was dug from Sassafras Street to the outlet of Basin B1, at two locations there are triple stacked pipes that do not appear to have an inlet, there is some channelized erosion headed towards the area where channel one should be installed, there is a fair amount of additional excavation in the area of the corner fence near DADA that is headed to temporary headwall and culvert A6 and there is excavation that is not shown on the approved plans also the solar array was extended into this area. Jim Bathgate said that the Engineer for Cottontail Solar and the Township Engineer should discuss these items. Brian noted that the reason the fence on Clifford should be set back according to plans is because it could affect the snow drifts. Jim will contact both engineers. Julie will check with Tim Hornberger to ask about why concerns were not considered violations.

Old Business:

Agricultural/Open Space Trail – The Trail of Trees signs were designed by the Snyder County Conservation District and produced by Ace of Signs. Chris contacted Steve Slaughter but has not heard back about the Boy Scout's participation in the project.

Subdivision and Land Development Ordinance, Sec. 413.2 – Brian researched what was considered "mature trees" and was advised that twelve-inch trees were considered mature.
Section 413: Change, in the definition section, that mature trees are twelve-inches in caliper instead of six-inches.
Section 413.2 (D): Keep whole statement plus items (a) through (d).
On Page 22, Section 402 B 5 a: Why change to three (3) feet of horizontal measurement for fills instead of four?
Julie will contact Chad concerning this item.

Comfort Station Ribbon Cutting – Jon reminded the group that they are invited to the Comfort Station Ribbon Cutting on Saturday, October 28th at 10:30 am.

Community College in Penn Twp. – Jon shared that an article about a Community College wanting to come into Penn Township was in The Daily Item.

Public Comment: None

FYI:

- Bright Farms – Final LD, filed 6.17.20, due 1.26.24
- Daniel Habegger, Subdivision, filed 7.6.23, due 1.2.24
- Ronald & Ryan Herman, Add-on Subdivision, filed 8.24.23, due 11.22.23

Adjournment – On motion by Marvin Weaver, and seconded by Chris Fetter, and carried on a 6-0 vote, the Planning Commission meeting was adjourned at 7:18 p.m.

Respectfully submitted,
Julie Hartley, Township Manager