

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

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

**Members Excused:** Derek Straub & Robert Grayston

**Also Present:** Chris Fetter, Ira Zook, Bruce Quigley, Joe Gonya, Manager Julie Hartley and Solicitor Jim Bathgate

**The meeting was called to order by Chairman Brian Wentzel at 6:29 pm.**

**On motion by Dan Kuruna and seconded by Ken Herman Jr., and carried on a 5-0 vote, the minutes of the September 26, 2022 Planning Commission meeting were approved as presented.**

**Persons to be Heard:**

Ira Zook, Jonathan Gessner Ground Mounted Solar Conditional Use – Ira Zook of Zook Electrical LLC stated that his company will be installing a ground mounted solar energy system 2235 Fair Oak Road for Jonathan and Aimee Gessner. The system will not be visible from the road and will consist of one hundred panels. The homeowner will be the primary beneficiary and the panel closest to a property line is three hundred feet away. Zook Electric LLC is based in Hummelstown, PA and has installed other solar systems. The system complies with the set-backs and impervious coverage requirements of the Agricultural Conservation zone. Jim Bathgate noted that proper safety signage is needed plus locked braker panels. Mr. Zook explained that there would be no access to connections without dismantling the panels. A kill switch will be located at the house next to the meter. This system will be owned by the homeowners and has a twenty-five-year warranty. The maximum height of the panels will be eleven feet and will not emit any glare to neighboring properties.

After discussion the following motion was made:

**On motion by Marvin Weaver and seconded by Ken Herman Jr., and carried on a 5-0 vote, it is recommended to the Board of Supervisors to allow the Conditional Use with the following conditions:**

- 1) An emergency contingency plan be developed and provided to DH&L Fire Company.**
- 2) Invertors are locked and secured and that warning signs are installed.**
- 3) That the system complies with all local, state and federal laws.**
- 4) That the system is installed in accordance with Penn Township's Zoning Ordinance section regarding Ground Mounted Accessory Solar Energy Systems.**

Joe Gonya, Wayne Brouse Add-On Subdivision – Joe Gonya from Meck-Tech was in attendance to present the Penn Avon Campground/Wayne Brouse Add-On Subdivision. He noted that a lot diagram was added to the plans and a perk test was done for a replacement sewage system for the existing home. Note thirteen on the plans is for the replacement sewage system. The replacement sewage system area is out of the well-set back area. The County Planning Commission has reviewed the plans and their requirements have been met. The plans will need signed by the owners and notarized. Dan Page will be changing the address of the perk test to the actual home instead of Wayne Brouse's residence. All the driveways needed are already in place and the subdivision is in the Neighborhood Commercial zone.

After discussion the following motion was made:

**On motion by Dan Kuruna and seconded by Marvin Weaver, and carried on a 5-0 vote, it is recommended that the Board of Supervisors allow the Add-On Subdivision of the Penn Avon Campground/Wayne Brouse properties.**

Bruce Quigley, Echo Cottage Conditional Use – Bruce Quigley representing the Echo Cottage Conditional Use noted that the program is a collaboration of the Union and Snyder County Housing Authorities and the Area Agency on Aging. Echo cottages are temporary units that are removed once they are no longer needed by the client. They feature permanent foundations and are hooked up to the host homes existing water, sewage and utilities. The housing authority will retain ownership of the cottage. Rental fees adjusted for income level are paid by the program participant. The cottage to be located at Mary Long's property at 1020 Bake Oven Hill Road will be utilized by her mother who is over sixty-two years of age. The unit is under six hundred square feet, is one story and will be located between the existing residence and the existing garage. The sewage enforcement officer will need to determine if the existing sewage system has additional capacity for the cottage. Adequate parking will be available for the unit.

After discussion the following motion was made:

**On motion by Dan Kuruna and seconded by Ken Herman Jr., and carried on a 5-0 vote, it is recommended to the Board of Supervisors that the Conditional Use for the Echo Cottage to be placed at the property of Mary Long be granted with the following conditions:**

- 1) Comply with Section 1133 Small Cottages, especially section "M".
- 2) Evidence that the current home has enough amperage to allow the connection of the cottage.
- 3) Post financial security and review every five years.
- 4) Building permit/occupancy permit from Keystone COG
- 5) Zoning permit from the Township
- 6) Dan Page needs to review the current septic system's function, check to see if there is adequate capacity for the addition of the cottage and address any other septic system concerns.
- 7) Follow all local, state and federal regulations.
- 8) Address any stormwater concerns that may be raised by the addition of the cottage.

**New Business:**

Re-appointment of Jon Payne & Marvin Weaver – On motion by Brian Wentzel seconded by Dan Kuruna, and carried on a 4-0 vote, with Jon Payne abstaining, it is recommended that Jon Payne be reappointed to the Planning Commission for a one-year term ending on December 31, 2023.

On motion by Brian Wentzel seconded by Jon Payne, and carried on a 4-0 vote, with Marvin Weaver abstaining, it is recommended that Marvin Weaver be reappointed to the Planning Commission for a four-year term ending on December 31, 2026.

Tim Thomson, Recommend Appointment to Planning Commission – A letter of intent was requested by the Planning Commission to proceed with the recommendation.

Engineer Review of Subdivision and Land Development Ordinance – On motion by Brian Wentzel seconded by Dan Kuruna, and carried on a 5-0 vote to recommend that the Board of Supervisors have Chad Shaffer, Township Engineer, have a general review to comment on the current Subdivision and Land Development Ordinance.

Home Burial Ordinance – Tabled

**Old Business:**

Medical Marijuana – Tabled

Subdivision and Land Development Ordinance – Tabled

**Public Comment:**

Chris Fetter – Chris would like to be considered for the Planning Commission vacancy. The Planning Commission asked him to submit a letter of interest.

**FYI:**

- Bright Farms – Final LD, filed 6.17.20, due 12.17.22
- VFW Subdivision, filed 1.5.21, due 12.7.22
- Wayne Brouse, add on Subdivision, filed 7.29.22, due 12.26.22
- Jonathan Gessner, Conditional Use, filed 10.7.22, due 12.6.22, hearing 11.2.22 at 6 pm
- Mary Long/Echo Cottage, Conditional Use, filed 10.6.22, due 12.5.22, hearing 11.16.22 at 6 pm

**Adjournment – On motion Ken Herman Jr., and seconded by Jon Payne, and carried on a 5-0 vote, the Planning Commission meeting was adjourned at 8:06 p.m.**

Respectfully submitted,  
Julie Hartley, Township Manager