

**PENN TOWNSHIP  
PLANNING COMMISSION MINUTES  
228 CLIFFORD ROAD, SELINSGROVE  
October 25, 2021**

**Members present included:** Marvin Weaver, Dan Kuruna via Zoom, Brian Wentzel, Jon Payne and Derek Straub via Zoom

**Members Excused:** Robert Grayston and Ken Herman Jr.

**Also Present:** Solicitor Jim Bathgate, Manager Julie Hartley via Zoom, Charles Axtman, Cory Peterson, Randy Weikel, Don Rowe, P J Adam, Mark Wenger, Phil Schrey and Steven Stauffer

**The meeting was called to order by Chairman Brian Wentzel at 6:57 pm.**

**On motion by Jon Payne, and seconded by Derek Straub, and carried on a 5-0 vote, the minutes of the October 11, 2021 Planning Commission meeting were approved as presented.**

**Persons to be Heard:**

Cory Peterson representing RMW Rentals presented the Weikel bus garage Land Development Plan. Comments were received from Stahl Sheaffer Engineering and corrections have been made to the plans. Comments were returned to Chad Shaffer and they are awaiting his response. The new notes that have been placed on the plans are a conditional use note, building set-backs, building coverage and impervious coverage. A waiver will need to be submitted because of it being a final plan instead preliminary plan and a waiver will be needed for the lack of a vegetation barrier. A waiver request hearing will be needed to proceed. A bond or letter of credit will need to be filed with the township.

**On motion by Derek Straub, and seconded by Jon Payne, and carried on a 5-0 vote, to have RMW Rentals secure the following items and return to the next Planning Commission meeting.**

- 1) **Proof of NPDS**
- 2) **Chad Shaffer's second comments**
- 3) **Request waivers for Final Plan and Landscape Buffer**
- 4) **Submit Financial Security**

Cory Peterson representing Penn Fire is seeking a zoning variance for parcel 13-03-141. They are seeking to divide the single parcel into two parcels. One parcel would have the office building occupied by Larson Design and the other would be the Penn Fire Building. A three-hundred-foot lot width that is required for each parcel would need a variance. The parcel is in the Highway Commercial zone. The second variance would be for impervious coverage. One of the future lots would have a 59% impervious coverage and the other would have a 79% impervious coverage. The current storm water system handles the run off efficiently. Agreements and easements would have to be put into place. There are no parking concerns as the lot one will have forty-five spaces and the other would have forty spaces.

After discussion the following motion was made:

**On motion by Derek Straub, and seconded by Dan Kuruna, and carried on a 5-0 vote, to recommend the following conditions be met for the Zoning Hearing Board to allow the variance.**

- 1) **Easement agreement**
- 2) **Maintenance agreement**
- 3) **Subdivision approval according to the township's Subdivision and Development Ordinance**

Marvin Weaver excused himself from the Planning Commission.

Charles Axtman presented Marvin Weaver's Final Land Development Plans. He noted that Chad Shaffer's comments have been addressed. A waiver hearing will need to be held for three items. Charles Axtman will get stormwater agreements, developer's agreement and financial security to Jim Bathgate for review.

**On motion by Derek Straub, and seconded by Brian Wentzel, and carried on a 4-0 vote, to request that Marvin Weaver file for a waiver hearing to submit his plan as a final plan instead of a preliminary plan.**

**On motion by Jon Payne, and seconded by Brian Wentzel, and carried on a 4-0 vote, to request Marvin Weaver file for a waiver hearing regarding the volume of stormwater.**

**The Planning Commission took a neutral position and did not give recommendation on the need to show the existing utility lines on the plans.**

**On motion by Dan Kuruna, and seconded by Derek Straub, and carried on a 4-0 vote, to have the stormwater, developer's agreement and the financial security signed by the trust.**

Marvin Weaver was brought back on the Planning Commission.

Charles Axtman presented the Sensenig Land Development Plans. He noted that this is phase two of the project. All stormwater will be conveyed to an existing basin. The land development is to address grading changes to the parcel.

**On motion by Marvin Weaver, and seconded by Derek Straub, and carried on 5-0 vote, to recommend to the Board of Supervisors that the Land Development and Stormwater Plans be submitted to the Township Engineer for review.**

Mr. Wenger addressed the Planning Commission regarding parcel 13-09-015. He asked about the possibility of constructing a church on the property and subdividing the rest for housing. Jim Bathgate explained that a Conditional Use hearing would need to take place to build a church in that zone. He also noted that Mr. Wenger should check section 405 for requirements in this zone. After conditional use would be granted then a land development plan would need to be submitted for review.

**New Business:**

Dan Kuruna was appointed to full membership on the Planning Commission.

**Old Business:**

None

**FYI:**

- Bright Farms – Final LD, filed 6.17.20, due 1.7.22
- VFW Subdivision, filed 1.5.21, due 11.17.21
- Lester Sensenig Land Development, filed 3.22.21, due 1.14.22
- 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
- RMW Rentals LLC Land Development, filed 9.23.21, due 12.22.21
- Penn Fire Zoning Variance, filed 10.21.21, due 12.21.21

**Adjournment – On motion Marvin Weaver and seconded by Dan Kuruna, and carried on a 5-0 vote, the Planning Commission meeting was adjourned at 7:57 p.m.**

Respectfully submitted,  
Julie Hartley, Township Manager