

PENN TOWNSHIP  
**PLANNING COMMISSION MINUTES**  
228 CLIFFORD ROAD, SELINSGROVE  
October 27, 2025

**Members present included:** Brian Wentzel, Jon Payne, Chris Fetter, Laura Fellencer, Dan Kuruna and Paul Long

**Excused:** Isaac Ramer Jr. and Marvin Weaver

**Also Present:** Matthew Cravitz, Tom Ferry, Cory Naugle, Kelly Blackman, Chad Shaffer, Manager Julie Hartley and Solicitor Jim Bathgate

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

**Paul Long to Regular Member: On motion by Laura Fellencer and seconded by Dan Kuruna and carried on a 5-0 vote to move Paul Long to regular voting member status.**

**Minutes:**

**On motion by Laura Fellencer and seconded by Chris Fetter and carried on a 6-0 vote the minutes of the October 13, 2025 Planning Commission meeting were approved as presented.**

**Persons to be Heard:**

Pete DeWire, PTMA Well Site Conditional Use – Jim explained that the Penn Township Municipal Authority plans to subdivide 5.29 acres from a 23.15-acre lot owned by the Commonwealth of Pennsylvania to drill a well and place a small building. Parcel 13-07-036 is in the Conservation zone and will need a conditional use hearing for the lot size and placing a public utility building. Pete shared that the Commonwealth will need several steps completed and legislation will need to be drafted and signed by the House, Senate and the Governor. He stated that the Department of Environmental Protection requirements have been met. After discussion the following motions were made:

**On motion by Laura Fellencer and seconded by Jon Payne and carried on a 5-0 vote with Dan Kuruna abstaining to recommend to the Board of Supervisors that the 5.29-acre subdivision conditional use be approved with the following conditions:**

- 1) All local, state and federal regulations be followed.
- 2) Commonwealth of Pennsylvania approval be acquired.
- 3) Follow through with all township subdivision and land development requirements.

**On motion by Laura Fellencer and seconded by Chris Fetter and carried on a 6-0 vote to recommend to the Board of Supervisors that the public utility building be approved as a conditional use.**

Matthew Cravitz, Selinsgrove Fair Association Zoning Variance – The Selinsgrove Fair Association has filed for a zoning variance to the zoning ordinance not allowing Principal Solar Energy Systems to be erected on type one and two soils. The whole lot owned by the Selinsgrove Fair Association is zoned Highway Commercial. Matt was asked about a contract with the solar company and he said they are currently in the draft stages with nothing final yet. Jim explained that the first step is to be granted a zoning variance for the soil classes and then a conditional use hearing would need to be held. Matt explained that the best use for the land would be to install solar panels and have livestock feed on the vegetation beneath. He answered that the Fair Board and track would financially benefit from the solar field and that approximately twenty to twenty-five acres are available for the panels. Matt noted that the solar company does not plan to drastically change the topography. After discussion the following motion was made:

**On motion by Jon Payne and seconded by Laura Fellencer and carried on a 6-0 vote that no recommendations are given to the Zoning Hearing Board at this time but if approved the following conditions are recommended:**

- 1) Conditional Use hearing be held with the Board of Supervisors.
- 2) Follow through with all township land development requirements.

Chad Shaffer, Keller's Auto Body Waiver from Land Development – Chad said that Kellers Auto Body would like to construct at forty-five by sixty-six-foot addition to their existing building at 1507 S. Market Street. It will be constructed on existing stone and pavement so it will not increase impervious coverage or add additional stormwater. It has an existing driveway, water and sewer. This project is located in the Highway Commercial zone and has a proposed building coverage of 18.02% and has a current impervious surface of 93.4% which will not

increase. Jim asked if there have been any stormwater issues at this site and Chad said there were not. Jim noted that if any stormwater issues do arise that a stormwater plan will need to be submitted and possibly a land development plan. After discussion the following motion was made:

**On motion by Laura Fellencer and seconded by Dan Kuruna and carried on a 6-0 vote that it is recommended to the Board of Supervisor to allow the Land Development waiver with the following conditions:**

- 1) All state, local and federal regulations be followed.
- 2) Should stormwater concerns arise that they be addressed immediately.

**New Business:** None

**Old Business:**

Stormwater Ordinance Revisions – In the definitions section it is okay to add “AKA E&S Plan” in parenthesis behind “Erosion and Sediment Pollution Control Plan”. The sentence on page twenty-seven that states, “FBFMs were prepared using the National Geodetic Vertical Datum of 1929” can be removed. On page thirty, Section 602W states that, “A geological assessment of the effects of runoff in limestone areas, if applicable, as specified in Section 303B (G) of this Ordinance.” The (G) should be (H).

**On motion by Chris Fetter seconded by Laura Fellencer and carried on a 6-0 vote to change these items in the Stormwater Ordinance.**

Comments Regarding Revisions to Noise Section of Solar Ordinance – Discussion was held regarding the proposed changes to the noise section of the Principal Solar Energy Systems.

AI Data Centers – Jim will get a draft version ready for the next meeting.

**FYI:**

- Sissy Boy Trucking Land Dev., filed 6.23.25, due 12.18.25
- PTMA Well Site Subdivision/Land Development, filed 9.22.25, due 12.19.25
- PTMA Well Site Conditional Use, filed 10.7.25, due 12.8.25, hearing 12.3.25 at 5:30 pm
- Selinsgrove Fair Association, filed 10.14.25, due 12.15.25, hearing 12.10.25 at 7 pm

**Adjournment – On motion by Jon Payne, and seconded by Laura Fellencer, and carried on a 6-0 vote, the Planning Commission meeting was adjourned at 7:40 p.m.**

Respectfully submitted,  
Julie Hartley, Township Manager