

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGSGROVE
November 10, 2020**

Members present included: Derek Straub, Alternate Dan Kuruna, Marvin Weaver, Robert Grayston, Brian Wentzel and Jon Payne

Members Excused: Alternate William Moyer and Ken Herman Jr.

Also Present: Solicitor James Bathgate and Manager Julie Hartley

The meeting was called to order by Vice-Chairman Derek Straub at 6:29 pm.

On motion by Jon Payne and seconded by Dan Kuruna, and carried on a 6-0 vote, the minutes of the October 26, 2020 Planning Commission meeting were approved as presented.

Persons to be heard/New Business:

Old Business: Jim Bathgate noted that Bob Garrett had spoken at the last Planning Commission meeting and said that the Comprehensive Plan was soon ready for distribution for comments and that trying to finish a draft Zoning Ordinance and map along with a new Comprehensive Plan would be a good progression. A draft of the new Zoning Ordinance will be available at the next Planning Commission meeting. Each member should read and note any changes that need made and present any mapping changes. In the Township's latest newsletter, residents were asked to contact the office if they wanted their properties rezoned. This newsletter was distributed at the beginning of October and so far, no requests have been submitted. Jim asked if any members had feedback as to whether or not the Highway Commercial and Industrial Zones should be expanded because of the by-pass project. Suggestions were made by the members with one potential parcel, 13-09-114 identified.

On motion by Robert Grayston and seconded by Brian Wentzel, and carried on a 6-0 vote, to have Julie Hartley send a letter to the property owner to see if they are interested in re-zoning parcel 13-09-114.

Jon Payne noted that he would like to see sewer and water hook up to property along Rte. 204 since many of these bungalows have older septic systems which could fail in the future. Members were asked to contact any land owners that may want zoning changes and have them contact the office. Draft copies of the new zoning ordinance should be available by the November 23rd meeting or sooner. The members were asked to have corrections or changes by the meetings in January. It is hoped that a completed ordinance be submitted to the Supervisors by February for recommended adoption.

FYI-

- Klinepeter/Kuhns Subdivision, filed 10.21.20, due 1.19.21
- Bright Farms – Final LD, filed 6.17.20, due 1.14.21
- RBBB Holdings/Ron Brubaker – Final LD, filed 8.25.20, due 11.23.20
- Truck & Trailer Sales – Subdivision filed 11.09.20, due 2.7.21

Adjournment – On motion by Brian Wentzel and seconded by Robert Grayston, and carried on a 6-0 vote, the Planning Commission workshop meeting was adjourned at 7:37 p.m.

Respectfully submitted,
Julie Hartley, Township Manager