

**PENN TOWNSHIP  
PLANNING COMMISSION MINUTES  
228 CLIFFORD ROAD, SELINSGROVE  
November 22, 2021**

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

**Members Excused:** Brian Wentzel and Ken Herman Jr.

**Also Present:** Phillip Adam, Randy Weikel and Cory Peterson

**The meeting was called to order by Vice-Chairman Derek Straub at 7:00 pm.**

**On motion by Jon Payne, and seconded by Marvin Weaver, and carried on a 4-0 vote, the minutes of the November 8, 2021 Planning Commission meeting were approved as presented.**

**Persons to be Heard:**

Cory Peterson representing RMW Rentals, LLC noted that all the comments from Chad Shaffer, Township Engineer, have been addressed. A copy of the NPDES has been supplied to the Township. He plans to have the letter of credit, the developer's agreement and the stormwater agreement ready for the December 1<sup>st</sup> Board of Supervisor's meeting. The waiver hearing is also scheduled for December 1<sup>st</sup> at 6 pm where a waiver from filing a preliminary plan and a buffer yard reduction to thirty feet from one hundred feet will be presented. Cory asked that a conditional recommendation be given from the Planning Commission to the Supervisors to approve the final land development plans for RMW Rentals, LLC. After discussion the following motion was made:

**On motion by Dan Kuruna, and seconded by Robert Grayston, and carried on a 5-0 vote, to recommend to the Board of Supervisors to approve the RMW Rentals, LLC Final Land Development after the following items are secured.**

- 1) **Developer's Agreement**
- 2) **Stormwater Agreement**
- 3) **Waiver Approval**
- 4) **Letter of Credit**

Gene Kreamer representing the Enos Yoder Subdivision is rescheduled for December 13, 2021.

**New Business:**

None

**Old Business:**

Discussion was held regarding the ECHO housing cottage program. The subject will be placed on the next meeting's agenda for more discussion.

AC Zone Tracts – Discussion was offered about the amount and sizes of the tracts that can be subdivided in the AC Zone. The chart showing the amount of lots allowed to be subdivided per acre was thoroughly researched in the past and a great deal of thought was placed in the chart. Additional research will be conducted and presented at the next Planning Commission meeting for consideration.

**FYI:**

- Bright Farms – Final LD, filed 6.17.20, due 1.7.22
- VFW Subdivision, filed 1.5.21, due 2.28.22
- 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 2.16.22
- 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, hearing 12.7.21 at 7 pm
- RMW Rentals LLC Waiver Hearing, filed 10.26.21, due 12.24.21, hearing 12.1.21 at 6 pm
- Enos Yoder, Subdivision, filed 11.8.21, due 2.4.22

**Adjournment – On motion Robert Grayston and seconded by Jon Payne, and carried on a 5-0 vote, the Planning Commission meeting was adjourned at 7:44 p.m.**

Respectfully submitted,  
Julie Hartley, Township Manager