

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINSGROVE
November 28, 2022**

Members present included: Brian Wentzel, Marvin Weaver, Chris Fetter, Jon Payne and Ken Herman Jr.

Members Excused: Dan Kuruna & Robert Grayston

Also Present: Bruce Quigley, Manager Julie Hartley and Solicitor Jim Bathgate

The meeting was called to order by Chairman Brian Wentzel at 6:26 pm.

On motion by Jon Payne and seconded by Ken Herman Jr., and carried on a 5-0 vote, the minutes of the October 24, 2022 Planning Commission meeting were approved as presented.

Persons to be Heard:

Bruce Quigley, ECHO Cottages – Jim Bathgate explained to the Planning Commission that a conditional use hearing allows the use but that a Land Development or Stormwater Plan may still be needed. Zoning is always approved first then will proceed from there. Tonight's discussion should be focused on whether or not a Land Development or Stormwater Plan will be required for the project. Bruce Quigley supplied calculations that the project would be under the impervious surface and building coverage requirements for the Agriculture Conservation zone. Jim reviewed the requirements for a Land Development and Stormwater plan and also the exemptions that may apply. Bruce shared that no sidewalk will be added that would change the impervious surface but only a ramp. He also informed the Planning Commission that a bond will be in place to remove the structure and will be reviewed every five years. It was also noted that the property had drainage issues in the past and there is an artesian well on the property. Bruce noted that a thirty-inch drainage pipe was installed on the property after the past flooding events.

Executive Session: An executive session was called by Chairman Brian Wentzel at 6:45 pm. The meeting was reconvened at 6:52 pm with no decisions made during the session.

Bruce Quigley, ECHO Cottages – Brian Wentzel recommended that a stormwater plan be designed for the project and submitted to the township for the Township Engineer to review. If the Township Engineer is satisfied with the plan then the Planning Commission will recommend that an exemption be granted to filing a Land Development Plan. Bruce said that he will need to get budget approval to proceed. The owner of the property will have to sign the stormwater plan. After discussion the following motion was made:

On motion by Ken Herman Jr. and seconded by Marvin Weaver, and carried on a 5-0 vote, to recommend to the Board of Supervisors that they grant a waiver to ECHO Cottages from filing a Land Development Plan provided that the applicant submits a Stormwater plan with the appropriate review fee so then the Township Engineer can review and accept the plan.

New Business:

Sign Ups for Planning Commission & Zoning Hearing Board – After discussion of Zoning Hearing Board candidates the following motion was made:

On motion by Brian Wentzel and seconded by Ken Herman Jr., and carried on a 5-0 vote, it is recommended to the Board of Supervisors to appoint Darwin Swope to serve as a regular member of the Zoning Hearing Board. On motion by Jon Payne and seconded by Brian Wentzel, and carried on a 5-0 vote, it is recommended to the Board of Supervisors to appoint Lisa Young and David Bohanick to serve as alternate members of the Zoning Hearing Board for three-year terms.

After discussion of Planning Commission Alternate candidates, the following motion was made:

On motion by Ken Herman Jr. and seconded by Jon Payne, and carried on a 5-0 vote, it is recommended to the Board of Supervisors to appoint Becky Herrold and Laura Fellencer as alternate members of the Planning Commission.

Old Business:

Medical Marijuana – Tabled

Subdivision and Land Development Ordinance – Tabled

Public Comment:

Chairman Brian Wentzel welcomed the newest Planning Commission Member, Christopher Fetter.

FYI:

- Bright Farms – Final LD, filed 6.17.20, due 12.17.22
- Bob Cole, Conditional Use, filed 11.14.22, due 1.13.23, hearing 1.3.23 at 6:30 pm

Adjournment – On motion by Jon Payne, and seconded by Brian Wentzel, and carried on a 5-0 vote, the Planning Commission meeting was adjourned at 7:20 p.m.

Respectfully submitted,
Julie Hartley, Township Manager