

**PENN TOWNSHIP  
PLANNING COMMISSION MINUTES  
228 CLIFFORD ROAD, SELINGSGROVE  
November 8, 2021**

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

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

**Also Present:** Manager Julie Hartley, Solicitor Jim Bathgate and Bruce Quigley of ECHO Cottages

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

**On motion by Jon Payne and seconded by Marvin Weaver, and carried on a 5-0 vote, the minutes of the October 25, 2021 Planning Commission meeting were approved as presented.**

**Persons to be Heard:**

Bruce Quigley, ECHO Senior Living Cottages, presented a cottage which helps as a new alternative for seniors who would like to remain as independent as possible as long as possible. The Union County Housing Authority owns the unit which is placed on a host's property that is related to the tenant by blood, marriage or adoption. The rent is one third of the tenant's income. Once the tenant no longer needs the cottage it is then moved offsite by the Housing Authority. The program helps seniors to not be prematurely placed in full time care facilities. Jim Bathgate noted that our current Zoning Ordinance does not allow for placement of cottages. Currently, bringing in a unit like this would require a Conditional Use Hearing and a Land Development Plan. The Planning Commission will need to discuss if they would like this use allowed in certain zones and if a conditional use would be required. Also, if the sewage and water is from a private source the Sewage Enforcement Officer would have to check for capacity limits. The cottages would meet all building codes and would be inspected regularly by the Union County Housing Authority. The tenant would be no more than two people that are age sixty-two or greater or younger if disabled.

**New Business:**

The Kelly Township Model Ordinance for the ECHO Cottage Program was distributed to the Planning Commission for discussion and review. No decisions were made during this meeting. The item will be placed on a future agenda for further discussion.

**Old Business:**

The Principal Solar Energy Systems soil type requirements was discussed and reviewed using class one and two soil maps of the township. It was discussed what percentage of density would be restricted if the parcel had class one and two soils. Forty percent, fifty percent or sixty percent are the most common densities used in other restrictions. It was discussed that a height limitation might be needed for panels. It will be placed on the next workshop meeting's agenda.

**On motion by Dan Kuruna and seconded by Marvin Weaver, and carried on a 3-0 vote with Jon Payne and Derek Straub abstaining, that not more than forty (40%) of class one or class two soils on any lot shall be devoted to PSES or its related equipment.**

AC Zone Subdivisions – Jim Bathgate asked that the Planning Commission, before the next workshop meeting, think about how many subdivisions and the size of the tracts that would be able to be carved out of a lot in the AC zone. Currently 2.5 acres is the maximum for residential but what about farmettes or other uses.

**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 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
- RMW Rentals LLC Waiver Hearing, filed 10.26.21, due 12.24.21, hearing 12.1.21 at 6 pm

**Adjournment – Zoom connection was lost so the Planning Commission workshop meeting was adjourned at 7:40 p.m.**

Respectfully submitted,  
Julie Hartley, Township Manager