

**PENN TOWNSHIP  
PLANNING COMMISSION MINUTES  
228 CLIFFORD ROAD, SELINSGROVE  
December 11, 2023**

**Members present included:** Chris Fetter, Brian Wentzel, Dan Kuruna, Laura Fellencer, Jon Payne, Marvin Weaver and Ken Herman Jr.

**Members Excused:** Robert Grayston

**Also Present:** Kyle Grawgruber, William Schneider, Township Engineer Chad Shaffer, Manager Julie Hartley and Solicitor Jim Bathgate

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

**On motion by Laura Fellencer and seconded by Chris Fetter, and carried on a 6-0 vote, the minutes of the November 27, 2023 Planning Commission meeting were approved as presented.**

**Persons to be Heard:**

Chad Shaffer, Township Engineer – Chad shared that the Cottontail Solar 6 project site has been visited three times and the items in question after these visits are as follows: 1) the fence along Clifford Road is closer than indicated on the recorded plans; 2) the solar array may have been extended west in the area along Clifford Road; 3) additional solar arrays have been added in the vicinity of Block 3, Section 1; 4) revised stormwater plans may be needed if additional solar panels have been added; 5) fencing at the southwestern corner has not been completed but is assumed it will be after a temporary basin is removed; 6) one solar panel located along Clifford Road is encroaching on the 50 foot setback by 5 feet.

William (Skip) Schneider, Cottontail Solar 6 – Skip noted that the fencing will be finished once the temporary retention basins are decommissioned. He continued by saying the fencing along Clifford Road was not placed according to the recorded plans but the set back should only apply to the panels. Clifford Road is a state road and when contacting the state on setbacks from the road they used a beaten path measurement instead of a thirty-three foot right of way. He said that no additional panels were placed from the original plans but that some were shifted to other areas of the project. Jim Bathgate and Brian Wentzel both spoke of potential drifting issues that could be caused by the fencing being placed too close to Clifford Road. Chad said that the fence was shifted approximately fifteen feet closer to Clifford Road according to his calculation and he said the fencing would need moved back fifteen feet plus to place it according to plans and the panel that is forty-five feet from road centerline would also need moved back. Kyle said the panel that is encroaching in the fifty-foot setback by five feet will be moved back. Skip said that they will provide a panel count to Chad. Brian Wentzel said a double row of screening plants is supposed to be in front of the fence at residences and Skip and Kyle responded that this will be done. Jim Bathgate listed the items that need addressed: 1) fence along Clifford Road moved back; 2) panels will be moved that are within the setback at Clifford Road; 3) Total panel count to the Township Engineer; 4) After removal of basin the fence needs installed; 5) Double plant screening along residential properties. Chad requested that he be contacted when new fence placement is staked out so he can approve the distance.

**New Business:**

Review of Subdivision Land Development Ordinance Amendments – Some minor adjustments were reviewed and corrected and after some discussion the following motion was made:

**On motion by Dan Kuruna and seconded by Ken Herman Jr., and carried on a 7-0 vote, it is recommended to the Board of Supervisors that they advertise and adopt the amended Subdivision Land Development Ordinance.**

Letter to Snyder County Planning Commission – The Planning Commission reviewed the letter that was sent to the Snyder County Planning Commission regarding the amendment that will allow additional zones of the Township for residents to keep chickens.

**Old Business:**

Agricultural/Open Space Trail – No updates were available.

**Public Comment:** None

**FYI:**

- Bright Farms – Final LD, filed 6.17.20, due 1.26.24
- Daniel Habegger, Subdivision, filed 7.6.23, due 4.1.24
- Ronald & Ryan Herman, Add-on Subdivision, 2.20.24

**Adjournment – On motion by Laura Fellencer, and seconded by Dan Kuruna, and carried on a 7-0 vote, the Planning Commission meeting was adjourned at 7:26 p.m.**

Respectfully submitted,  
Julie Hartley, Township Manager