

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGSGROVE
February 12, 2024**

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

Members Excused: Robert Grayston

Also Present: Manager Julie Hartley, Solicitor Jim Bathgate, Keith Beaver, Keith Beaver II and David Beaver

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

On motion by Marvin Weaver and seconded by Laura Fellencer, and carried on a 5-0 vote, the minutes of the January 22, 2024 Planning Commission meeting were approved as presented.

Persons to be Heard:

Lil' Beavs Auto Sales – Keith Beaver, Keith Beaver II and David Beaver attended to ask the Planning Commission about adding on to their existing shop space on the original footprint of what the building was in 1997 before the fire. Currently there is a one bay garage and a cement slab where the original building was. The additional three bays would be used to repair cars to get them ready for resale. Jim explained that in order to rebuild to the original building and have it be “grandfathered” it would have had to be built within one year of the fire. The lot is located within the HC (Highway Commercial) zone and requires a thirty-foot set-back from the rear of the building to the property line. After discussion about the building addition, it was suggested that Mr. Beaver contact an Engineer to help him with applying for a Land Development Waiver, help with getting an accurate set-back measurement and helping with compliance with the Township’s Zoning Ordinance.

New Business:

Cottontail Solar 6 Revision – An additional access is proposed to allow Daku to get through the solar field to his farm. The Planning Commission requested that Chad Shaffer and Skip Schneider be invited to the next meeting to explain the changes.

Chapter 12 Permit Form for Fike Brother’s Carpet One – The Planning Commission reviewed the questions on the Chapter 12 permit form for Fike Brother’s Carpet One to prepare it for submission. **On motion by Jon Payne and seconded by Ken Herman Jr., and carried on a 7-0 vote, to recommend to the Board of Supervisor’s that they have Chad Shaffer review the Fike Brother’s Carpet One Land Development plan.**

Ethics Commission Forms – The Planning Commission was given the ethic’s commission forms and asked to return them before May 1st.

Solar Zoning Amendment – Soils Maps – Currently the Zoning Ordinance allows for 40% of soil to be class one and two to install commercial solar panels. Maps showing the class one and two soils were examined and discussed.

Old Business:

Stipend Waiver Forms – The Planning Commission members were told to turn in a stipend waiver form if they did not wish to get meeting pay.

Stormwater Ordinance Review – Tabled

Agricultural/Open Space Trail – Tabled

Executive Session – An executive session was held from 7:08 pm to 7:35 pm with no decisions during that time.

Public Comment: None

FYI:

- Ronald & Ryan Herman, Add-on Subdivision, filed 8.24.23, due 5.17.24
- Fike Brothers Carpet One Land Dev., filed 2.1.24, due 4.30.24

- Riteway Sealing/Brandon Longacre Conditional Use, filed 2.7.24, due 4.5.24

Adjournment – On motion by Marvin Weaver, and seconded by Ken Herman Jr., and carried on a 7-0 vote, the Planning Commission meeting was adjourned at 7:37 p.m.

Respectfully submitted,
Julie Hartley, Township Manager