

**PENN TOWNSHIP  
PLANNING COMMISSION MINUTES  
228 CLIFFORD ROAD, SELINGSGROVE  
February 14, 2022**

**Members present included:** Brian Wentzel, Marvin Weaver, Dan Kuruna and Jon Payne

**Members Excused:** Derek Straub, Robert Grayston and Ken Herman Jr.

**Also Present:** Manager Julie Hartley, Solicitor Jim Bathgate, Gene Kreamer, Dea Schader and Bruce Quigley

Because of a lack of quorum, the members that were present discussed the small cottage floor plan and asked questions about the small cottages program until the delayed member arrived.

**The meeting was called to order by Chairman Brian Wentzel at 7:12 pm.**

**On motion by Jon Payne, and seconded by Marvin Weaver, and carried on a 4-0 vote, the minutes of the January 24, 2022 Planning Commission meeting were approved as presented.**

**Persons to be Heard:**

Dea Schader and Bruce Quigley were present to answer any questions about the ECHO Small Cottage Program.

**New Business:**

Review of Small Cottage Draft for Revised Zoning Ordinance – The small cottages will be allowed in the R-1, R-2, RR and AC zones within the Township. The applicant would have to prove the zone that the cottage would be placed in and meet all the criteria set forth in A through O of the conditional uses small cottage section. The draft section Article X Small Cottages will not be needed. The maximum floor space is changed to 700 square feet instead of 900 square feet. In Section (N) of the conditional use criteria it should be added that, "... and the Township has granted a Zoning Permit". The Conditional Use process can identify Emergency Service access to the small cottage. In the Section (B) it should be added that the "applicant shall be responsible for any stormwater issues that may arise because of the placement of the small cottage".

**Old Business:**

Ethics Commission Forms are due.

**FYI:**

- Bright Farms – Final LD, filed 6.17.20, due 5.6.22
- VFW Subdivision, filed 1.5.21, due 4.29.22
- Lester Sensenig Land Development, filed 3.22.21, due 3.15.22
- Enos Yoder, Subdivision, filed 11.8.21, due 5.5.22
- Cottontail Solar 6, LLC Land Development, filed 12.7.21, due 4.13.22

**Adjournment – On motion Dan Kuruna and seconded by Jon Payne, and carried on a 4-0 vote, the Planning Commission meeting was adjourned at 7:45 p.m.**

Respectfully submitted,  
Julie Hartley, Township Manager