

PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGSGROVE
February 23, 2026

Members present included: Isaac Ramer Jr., Brian Wentzel, Jon Payne, Chris Fetter, Laura Fellencer, Dan Kuruna and Alt. Paul Long

Excused: Marvin Weaver

Also Present: Manager Julie Hartley, Solicitor Jim Bathgate, Wayne Haines, Edward Delosier and Township Engineer Chad Shaffer

The meeting was called to order by Chairman Brian Wentzel at 6:00 pm.

Minutes:

On motion by Jon Payne and seconded by Chris Fetter and carried on a 5-0 vote with Brian Wentzel abstaining, the minutes of the February 9, 2026 Planning Commission meeting were approved.

Persons to be Heard:

Ed Delosier, Waiver from Land Development – Ed explained that he would like to build a thirty by fifty garage that is two story on this property of one and a quarter acre. The garage will be detached and will use the existing driveway for access. Jim reviewed the set-backs, building coverage and impervious coverage for the RR zone. The project would comply with all the requirements of the zone but the stormwater would need to be reviewed. Chad said maybe a collection pit for the downspouts would be in order. Chad Shaffer's fees would need repaid to the township by Mr. Delosier. After the plot plans are submitted and Chad approves then Mr. Delosier needs to return to the Planning Commission for recommendation to the Supervisors. Chad informed him that guidance on how to design the stormwater collection pits are found in the Stormwater Ordinance.

Chad Shaffer, Selingsgrove Ford Flood Plain Permit – Chad said he reviewed the flood plain application for Selingsgrove Ford. Chad said in his opinion it needs an elevation certificate that is based on the construction drawings. Final elevation certificates can be provided after construction is complete. Pre-construction base flood elevation certificates are required by the township's flood plain ordinance. Chad said once the pre-built certificates are received the flood plain permit can be issued.

New Business:

Cancel March 9th Meeting – **On motion by Isaac Ramer Jr. and seconded by Laura Fellencer and carried on a 6-0 vote the March 9th workshop meeting has been canceled.**

ATV/UTV use on Township Roads – Information on ATV and UTV use on township roads was discussed by the Planning Commission. It was noted that most townships that allow this use on their roads have connection to DCNR trails or dirt roads that allow ATVs. Jim said that an ordinance would have to be adopted and that there is no liability on the township's part.

Data Center Hearing – Jim shared that the Data Center public hearing was held at the Supervisor's meeting on February 18th with approximately twelve to fifteen people attending. The Supervisors did approve the amendments. People in attendance were glad that regulations were being put in place in case a center was proposed. Jim noted that the Snyder County Planning Commission is considering amendments to their Subdivision and Land Development Ordinance to address data centers. Jim informed the Commission that he had comments from a resident and he has Montour County's data center ordinance if further amendments are considered. Discussion was held regarding sending letters to the Snyder County Planning Commission and Commissioners to request action to address AI Data Centers in the other townships of the county. **On motion by Jon Payne and seconded by Laura Fellencer and carried on a 6-0 vote to have Jim compose a letter that would be sent from the Planning Commission and the Board of Supervisors asking that regulations for Data Centers be put in place on a county level.**

Old Business:

Comprehensive Plan Review – Members to review for the next meeting to discuss.

Ethics Commission Forms – The ethics commission forms are due by May 1, 2026.

FYI:

- Sissy Boy Trucking Land Dev., filed 6.23.25, due 4.13.26
- PTMA Well Site Subdivision/Land Development, filed 9.22.25, due 3.19.26

Adjournment – On motion by Jon Payne, and seconded by Isaac Ramer Jr., and carried on a 6-0 vote, the Planning Commission meeting was adjourned at 6:49 p.m.

Respectfully submitted,
Julie Hartley, Township Manager