

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINSGROVE
February 26, 2024**

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

Members Excused: Laura Fellencer and Robert Grayston

Also Present: Manager Julie Hartley, Solicitor Jim Bathgate, William Schneider, Colton Zimmerman, Matthew Caffrey, Blandina Lecce, Robin Carver, David Carver, Baird Brehm, Chad Shaffer and Kelly Feiler

The meeting was called to order by Chairman Brian Wentzel at 5:58 pm.

On motion by Ken Herman Jr. and seconded by Chris Fetter, and carried on a 6-0 vote, the minutes of the February 12, 2024 Planning Commission meeting were approved as presented.

Persons to be Heard:

Brandan Longacre, Conditional Use – Not present

Chad Shaffer and Skip Schneider, Cottontail Solar 6 Revisions – William “Skip” Schneider from Bowes Renewables is proposing an amendment to the Cottontail Solar 6 plans to add an access road so the Daku’s can access the upper fields of their property. He also noted that solar panels that were to be located at the substation have been moved to the main solar field and will not need the eight-foot fencing which means the substation will be the only fenced area which is required by code. The access for the property owners is so that they do not have to drive their equipment on Clifford Road to get to their upper fields. Skip supplied drawing to show the location of the access road, vegetative strip and substation. Skip suggested that the fencing around the vegetative strip and stormwater facilities not have to be as tall as it would just need to keep vehicles and equipment out. Chad Shaffer agreed and suggested four-foot treated post fencing with three strand wire. Jim Bathgate asked how these changes would be placed on the plans and Skip answered that they will be shown on the “as built” drawings submitted at the end of the project. Chad questioned the gates that are currently at the access road and it was stated that these are only temporary and the permanent ones will be placed when they are received. After discussion the following motion was made:

On motion by Jon Payne and seconded by Ken Herman Jr., and carried on a 6-0 vote, it was recommended that the Board of Supervisors allow for the modification of the solar field plans for the Daku access road and fencing for the vegetative strip to be four feet with three strand wire since solar panels were removed from the substation area.

Colton Zimmerman, Berk’s Homes Sketch Plan – Colton from Berks Homes presented a sketch plan for the Village at Penns Creek. The plans included twenty-eight lots with a cul-de-sac and a road extending from Woodlynn Avenue to 18th Street. The proposed single family home development is located in the R-2 zone which allows for this type of development. Public water and sewer are available along 18th Street and a residual one-acre tract is available for stormwater facilities. Twenty-four EDUs have been secured and they have a request for four more. Chad Shaffer stated that Selinsgrove Borough has some sewage capacity issues and he said he also has concerns that the stormwater facility area is uphill. Chad also noted that a project this size will have the Snyder County Conservation District involved. Lots located along 18th Street would have direct driveways unto the street and would require individual driveway permits. Lots vary in size from ten thousand (10,000) to twelve thousand (12,000) square feet or approximately one quarter acre. Single family dwellings would be built by Berks Homes with several home plans being available. Jim Bathgate said that single family dwellings are a permissible use in R-2 and that set-backs and lot sizes are compatible with zoning. He continued by noting that items such as stormwater, buffers and traffic will need to be addressed by the developer. The developer noted that there will be at least twenty-feet between homes because of required set-backs. He added that sidewalks along 18th Street can be made as part of the plans if the Township requires it. A Homeowner’s Association will be in place to maintenance the stormwater facilities in the future. Colton and Matthew of Berks Homes thanked everyone for their input on the sketch plans.

Charles Axtmann, Fike Bros. Carpet One Land Dev. – Not present

New Business: None

Old Business:

Stormwater Ordinance Review – Tabled

Agricultural/Open Space Trail – Tabled

Ethic Commission Forms – Forms due May 1st.

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, hearing 4.3.24

Adjournment – On motion by Dan Kuruna, and seconded by Chris Fetter, and carried on a 6-0 vote, the Planning Commission meeting was adjourned at 7:38 p.m.

Respectfully submitted,
Julie Hartley, Township Manager