

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGSGROVE
March 11, 2024**

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

Members Excused: Marvin Weaver and Robert Grayston

Also Present: Manager Julie Hartley and Solicitor Jim Bathgate

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

On motion by Ken Herman Jr. and seconded by Chris Fetter, and carried on a 6-0 vote, the minutes of the February 26, 2024 Planning Commission meeting were approved as presented.

Persons to be Heard: None

New Business: None

Old Business:

Solar Zoning Ordinance Amendment – Discussion was held regarding amendments to the Principal Solar Energy Systems and after discussion the following items were added to the recommended changes:

- 1) Add in section A (15) Permit Requirements:
 - c. An Emergency Contingency Plan shall be submitted.
 - d. Proof of Liability Insurance by the Contractor.
 - e. Provide a Leeching Study
- 2) Section A (1): Change to – PSES shall be permitted by conditional use in the HC, I, RR and AC. AC subject to section 411.5 (B)
- 3) Add definition, Occupied Structure – Any building used for business or a structure designed to allow overnight accommodations.
- 4) Remove – B 2 c – “The minimum side and rear yards specified above may be waived in the case of adjoining tracts of land within a single PSES, with landowner’s mutual consent.”
- 5) Remove – B 11 – “Not more than forty (40%) of class one or class two soils on any lot shall be devoted to PSES or its related equipment.”

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 Chris Fetter, and seconded by Jon Payne, and carried on a 6-0 vote, the Planning Commission meeting was adjourned at 7:56 p.m.

Respectfully submitted,
Julie Hartley, Township Manager